GENERAL NOTES

A.F.F. Above Finish Floor
A.P. Access Panel
ACOUS. Acoustical
A.C.T. Acoustic Ceiling Tile
A.C.P. Acoustic Ceiling Panel
ADD'N Addition, Additional
ADJ. Adjustable
AGGR. Aggregate
ALUM. Aluminum
ALT. Alternate
ANOD. Anodized
APPR. Approved
APPROX. Approximate
ARCH. Architect, Architectural
ASPH. Asphalt
AUTO Automatic
AUX. Auxiliary

BKR. BD.Backer Board
BSPL. Backsplash
B.F. Barrier Free
B. PL. Base Plate
BSM'T Basement
BM Beam
BR'G Bearing
B.M. Bench Mark
BTW. Between
BEV. Beveled
BLK. Block
BLK'G Blocking
BD. Board
B.O.S. Bottom of Slab
BOT. Bottom
B.U.R. Built-Up Roofing
BLDG. Building

CAB. Cabinet
CPT. Carpet
C.I.P. Cast-In-Place
C.I. Cast Iron
CDR. Cedar
CLG. Ceiling
C.H. Ceiling Height
CEM. Cement or Cementitious
C.P. Cement Plaster
CTR. Center
C/L Center Line
C/C Center To Center
CER. Ceramic
C.T. Ceramic Tile
C Channel
CLO. Closet
CLOS. Closure
CLR. Clear
C.M.U. Concrete Masonry Unit
C.O. Clean Out
COL. Column
CW Cold Water
COMP. Composite, Compacted
CONC. Concrete
CONN. Connect, Connection
CONF. Conference
CONTR. Contractor
C.J. Control Joint
CONSTR. Construction
CONT. Continuous
CORR. Corridor, Corrugated
CTSK. Countersunk
CNTR. Counter

D.P. Dampproofing
D.L. Dead Load
DEMO. Demolition, Demolish
DEPT. Department
DET. Detail
DIA. Diameter
DIM. Dimension
DIR. Directory, Direction
D.W. Dishwasher
DISP. Dispenser
DISPO. Disposal
DN. Down
DR. Door
D.O. Door Opening
DBL. Double
DS. Downspout
DWR. Drawer
DWG. Drawing
D.S.P. Dry Standpipe
D Dryer

EA. Each
E.F. Exhaust Fan
E. East
EL. Elevation
ELEC.Electric, Electrical
E.O.Electrical Outlet
ELEV.Elevator
ELIM.Eliminate
EMER.Emergency
ENAM.Enamel
ENCL.Enclosure
ENVIR.Environment
EQ.Equal
EQPT.Equipment
EXC.Excavated
EXP.Expansion
EXP.B.Expansion Bolt
E.J.Expansion Joint
EXT.Exterior
E.S.Exist Sign
EXTG.Existing
EXPO.Exposed

FAB.Fabric
F.A.Fire Alarm
FAST.Fastener
F.D.Floor Drain
FDN.Foundation
F.E.Fire Extinguisher
F.F.Finished Floor
F.H.C.Fire Hose Cabinet
FIN.Finish
FIXT.Fixture
FLASH.Flashing
FLR.Floor
F.O. Finished Opeining
F.O.C.Face of Concrete
F.O.F.Face of Finish
F.O.I.C.Furnished by Owner, Installed by Contractor
F.O.M.Face of Masonry
F.O.S.Face of Studs
FPRF.Fireproof
F.P.Floor Plan
FT.Feet, Foot
FTG.Footing
FURN.Furnish, Furnished
FURR.Furring
FUT.Future

G.A.Gauge
GALV.Galvanized
G.Gas
G.C. General Contractor
G.C.Gypsum Concrete
GEN.General
G.F.I.Ground Fault Interrupter
GL.Glass
GND.Ground
G.R.Guard Rail
GR.Grade
GSM.Galvanized Sheet Metal
GWB.Gypsum Wall Board
GYP.Gypsum

H.C.Handicapped
H.R.Handrail
HGR.Hanger
HDWR.Hardware
HDWD.Hardwood
HD.Head
HVAC.Heating, Ventilation & Air Conditioning
HGT.Height
H.P.High Point
H.C.Hollow Core
HCWD Hollow Core Wood Door
H.M.Hollow Metal
HORIZ.Horizontal
H.B.Hose Bibb
H.W.Hot Water
H.W.H.Hot Water Heater
HR.Hour
HYD.Hydrant

I.D. Inside Diameter (Dim.)
INFO. Information
IN. Inch or Inches
INSUL. Insulation or Insulated
INT. Interior

JAN. Janitor
J.S. Joint sealant
JST. Joist
JT. Joint

K.O.P.Knock-out Panel
KIT.Kitchen

LAM.Laminate
LAV.Lavatory
L.H.Left Hand
LKR.Locker
L.P.Low Point
L.S.Light Switch
LT.Light
LT. WT.Lightweight
L.L.Liveload

MACH.Machine
MH.Manhole
MFR.Manufacturer
MARB. Marble
MAS.Masonry
M.O. Masonry Opening
MAT'LMaterial
MAX. Maximium
MED.Medium
MECH. Mechanical
MEMB. Membrane
MET./MTL.Metal or Metallic
MEZZ.Mezzanine
MICR. Microwave Oven
MISC.Miscellaneous
MIN. Minimum
MIR. Mirror
MTD.Mounted
MUL.Mullion

NOM. Nominal
N. North
N.I.C. Not In Contract
N.T.S.Not To Scale
NO. Number

OFF.Office
O.C.On Center
O.H.Opposite Hand
OPN'G.Opening
OPP.Opposite
O.D.Outside Diameter (Dim.)
O.A.Overall
O.H.Overhead

PTD.Painted
PR.Pair
PNL.Panel
P.H.Panic Hardware
PTN.Partition
PVM'T.Pavement
PERF.Perforated
PERIM.Perimeter
PL.Plate
PLAM.Plastic Laminate
PLAS.Plaster
PLYWD.Plywood
PT.Point
LBS.Pounds
P.S.F.Pounds Per Square Foot
P.S.L. Parallel Strand Lumber
PWR.Power
P.C.Pre-Cast
P.T.Pressure Treated
PROP.Property
PVC.Polyvinyl Chloride

Q.T.Quarry Tile

RAD.Radius
REF.Reference
REFL.Reflected
REFR.Refrigerator
RGTR:Register
REINF.Reinforced
REQ'D.Required
RESIL.Resilient
RET.Retaining
REV.Revised, Revision
R.Riser
R.D.Roof Drain
R.D.O.Roof Drain Overflow
RF'G.Roofing
RM.Room
R.O.Rough Opening
RND.Round

SAN.Sanitary
SCHED.Schedule
SCR.Scupper
SLNT.Sealant
SECT.Section
S.South or Sink
S.C.Solid Core
S.D. Smoke Detector
SHT'GSheathing
SHT.Sheet
SH.Shelf
SHR.Shower
SIM.Similar
SNGL.Single
SL.Slope
SL.T.D.Slope to Drain
S.Disp.Soap Dispenser
SPK'RSpeaker
SPEC.Specification
SPSprinkler
SQ.Square
S.F.Square Feet (Foot)
STAG'DStaggard
SST.Stainless Steel
STA.Station
STN.Stain or Stained
STD.Standard
STL.Steel
STOR.Storage
STRUC.Structural
SURF.Surface
SUSP.Suspended
SYM.Symmetrical

TEL.Telephone
T.V.Television
TEMP.Temperature
TEMP. GL.Tempered Glass
THK.Thick
T'HLD.Threshold
T.O.C.Top of Concrete
T.O.P.Top of Plate
T.O.S.Top of Steel
T.P.Top of Pavement
T.O.W.Top of Wall
T.P.H.Toilet Paper Holder
T&G.Tounge & Groove
T.B.Towel Bar
T.C.Trash Compactor
T.Tread
TRTD.Treated
TYP.Typical

UNF.Unfinished
U.O.N.Unless Otherwise Noted
UR.Urinal

VAR.Varies
VERT.Vertical
VEST.Vestibule
V.I.F.Verify In Field
V.P.Veneer Plaster
V.C.T.Vinyl Composition Tile
V.Volt

WSCT.Wainscot
W.C.Water Closet
W.H.Water Heater
WP. Waterproof(ing)
W.R.Water Resistant
WT.Weight
W.W.M.Welded Wire Mesh
W.West, Washer
W/.With
WDW.Window R.O.Rough Opening
W/O.Without
WD.Wood

YD.Yard

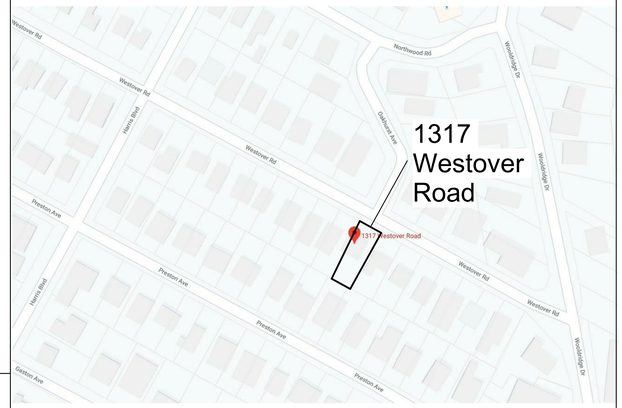
& And
L Angle
@ At
# Pound or Number

GENERAL NOTES

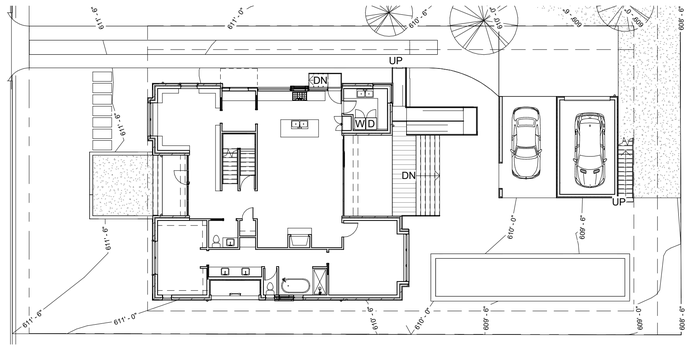
1. The Contractor shall thoroughly review all Construction Documents including, but not limited to, drawings, notes, dimensions, schedules and specifications. The Contractor shall make a site visit and perform a detailed analysis and shall immediately bring any inconsistency, site layout problem, or any other request for clarification to the Architect for resolution prior to the delivery of any bid or initiation of work. Failure to do so shall cause the contractor to be ineligible for extras relating to such matters.
2. These drawings are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction, where such conditions exist. Drawing and notes to drawings are correlative and have equal authority and priority. Should there be discrepancies in themselves or between them, Contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancies, obtain clarification from Architect before continuing work.
3. DO NOT SCALE THESE DRAWINGS. Immediately notify the Architect of any discrepancies or any other request for clarification.
4. Verify all dimensions before ordering material and proceeding with the work.
5. Minimum clearance dimensions indicated shall be maintained particularly at stairs, corridors and restrooms.
6. Contractor to acquire all necessary permits prior to work.
7. Contractor is responsible for the safety, actions, and conduct of his employees and his subcontractors' employees while in the project area, adjacent areas and in the building and its vicinity. Upon completion of work Contractor shall remove all debris from the site.
8. Contractor shall submit reproducible shop drawings to Architect for Owner's, Architect's, and Engineer's Approval.
9. All materials, finishes, manufactured items, and equipment shall be installed in full accordance with the supplier's or manufacturer's written recommendations or these documents, whichever is more restrictive. Notify the Architect of any variation in dimensions required for installation of equipment from those given in the Construction Documents before continuing the work.
10. Every effort has been made on the part of the Architect to ensure local code compliance. It is the Contractor's responsibility to verify that the work conforms with all applicable codes and if discrepancies are noted to notify the Architect prior to work.
11. Minor details not usually shown or specified but necessary for proper construction of any part of the work shall be included as if they were indicated on the drawings.
12. Provide blocking as required for proper support of wall and ceiling mounted equipment or architectural elements.
13. For all "match existing" notes Architect's intent is for Contractor to match existing profile and finish as closely as possible using available materials. If unable to match existing provide samples for alternate materials or methods for Architect's approval.
14. Dissimilar metals to remain separated to avoid galvanic corrosion.
15. All ceilings to be sheathed with 5/8" gypsum board unless otherwise noted.
16. All interior paints, stains, and sealants to be low or no VOC rated.
17. Contractor to notify architect and engineer(s) of any contradictory dimensions, specifications or other instructions that exist between the architectural, mechanical, electrical, plumbing, or other drawings that are included in the construction documents before continuing work

EXTERIOR PERSPECTIVE

VICINITY MAP (NTS)



BUILDING KEY PLAN



LEGAL DESCRIPTION

LOT 11 *& E 10 FT OF LOT 10 *& W 10 FT OF LOT 12 BLK 15 PEMBERTON HEIGHTS SEC 3

SYMBOLS KEY

1 View Name 1/8" = 1'-0" — DRAWING TITLE
0 — COLUMN GRID
101 — DOOR NUMBER
1i — WINDOW NUMBER
Room name 101 — ROOM NUMBER
1i — PARTITION TYPE
1 A101 — EXTERIOR ELEVATION MARKER
1 A101 — DETAIL MARKER
1 A101 — WALL SECTION MARKER
1 A101 — DETAIL MARKER
1 A101 1 1 — INTERIOR ELEVATION MARKER
SPOT ELEVATION MARKER
Name Elevation — ELEVATION MARKER
1 — REVISION NUMBER

MATERIALS LEGEND

WOOD, FINISH
WOOD, CONTINUOUS
WOOD BLOCKING
PLYWOOD, OSB, or MDF/MDO
GYPSUM BOARD OR VENEER PLASTER
ACOUSTIC CEILING PANEL
BATT INSULATION
RIGID INSULATION
SEALANT, BACKING ROD
STEEL or CAST IRON
FIBER CEMENT BOARD
CARPET ON PAD
STONE
CMU
CONCRETE

PROJECT DIRECTORY

Architect:
Sanders Architecture
3706 Kerbey Lane
Austin, TX 78731
(512) 482-9258

Owner:
John and Liz Wright
1610 West Ave.
Austin, TX 78701

Contractor:
Miars Construction
2001 La Casa
Austin, TX 78704

Structural Engineer:
Structures, Inc.
6926 N. Lamar Blvd.
Austin, TX 78752
(512) 499-0919

Landscape Architect:

Civil Engineer:

Geotechnical Engineer:

Surveyor:
SNS Engineering
12885 US Highway 183 North
Suite 101-B
Austin, TX 78750
(512) 335-3944

DRAWING INDEX

Architectural

Structural

SANDERS ARCHITECTURE

REGISTERED ARCHITECT CHRISTOPHER L. SANDERS 18903 STATE OF TEXAS

07.31.2020

Westover Road Residence

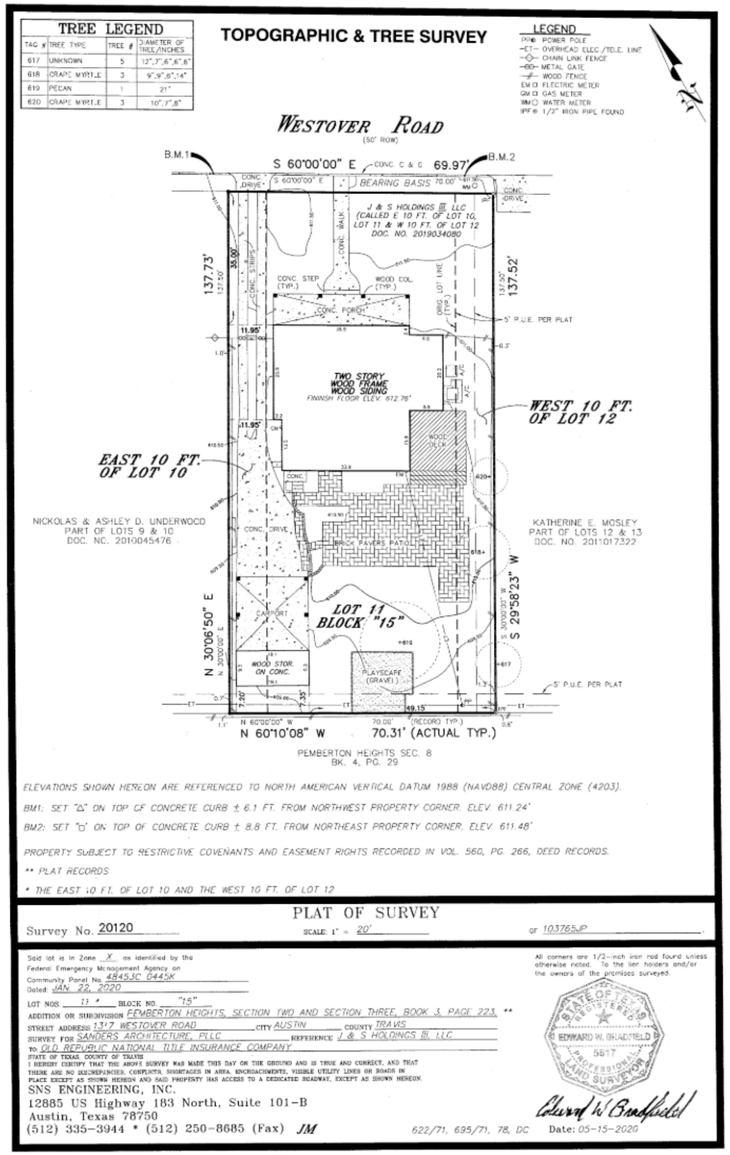
1317 Westover Road
Austin, TX 78703

CP-1 Construction Documents
07.31.2020

Drawn by: WP, EK
Checked by: CS
Revisions:

Cover

G0.00



SANDERS ARCHITECTURE

REGISTERED ARCHITECT CHRISTOPHER L. SANDERS 18903 STATE OF TEXAS

07.31.2020

Westover Road Residence

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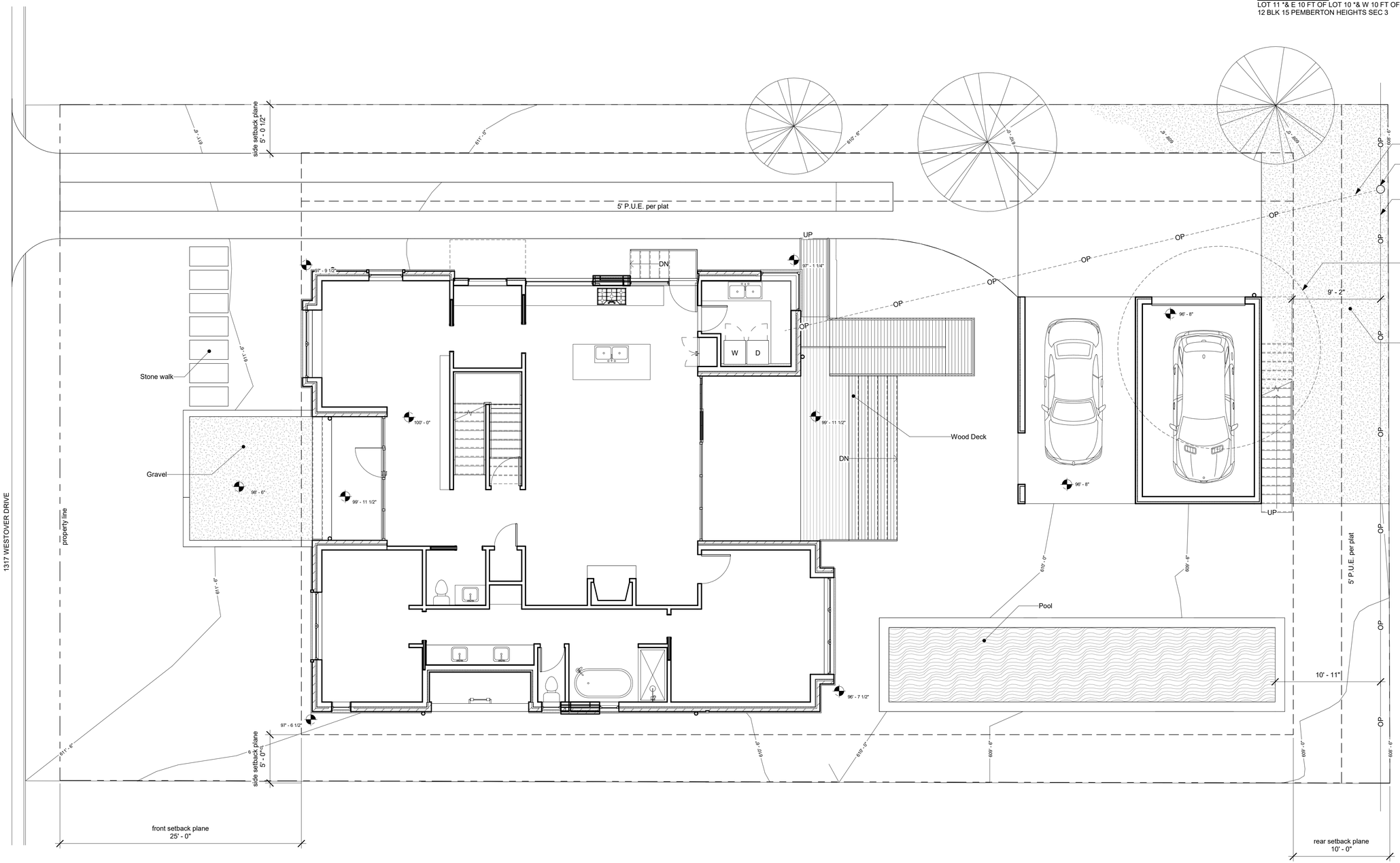
Site Survey

G1.00

GENERAL NOTES
1. Refer to setback compliance plan on sheet G1.03 for Subchapter F building area compliance and FAR and impervious cover calculations
2. Refer to building elevation drawings on sheet G1.02 for Subchapter F tent outline building area compliance
3. Refer to sheet G1.00 for existing survey information
4. Elevation 100'-0" as noted equals 613'-6" natural elevation above sea level.

LEGAL DESCRIPTION
LOT 11 *& E 10 FT OF LOT 10 *& W 10 FT OF LOT 12 BLK 15 PEMBERTON HEIGHTS SEC 3



1 Poposed Site Plan
3/16" = 1'-0"

SANDERS ARCHITECTURE

REGISTERED ARCHITECT
CHRISTOPHER L. SANDERS
18903
STATE OF TEXAS

07.31.2020

Westover Road Residence

1317 Westover Road
Austin, TX 78703

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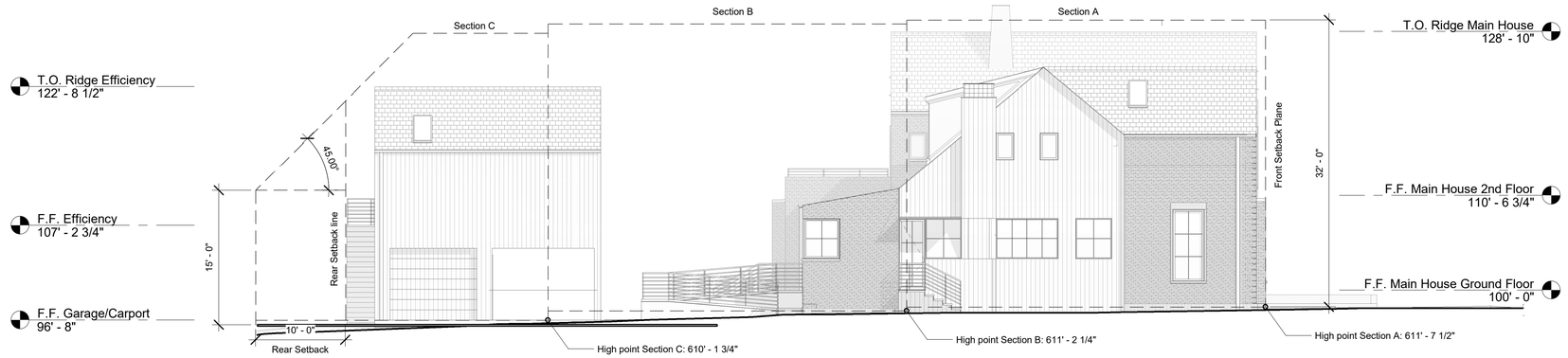
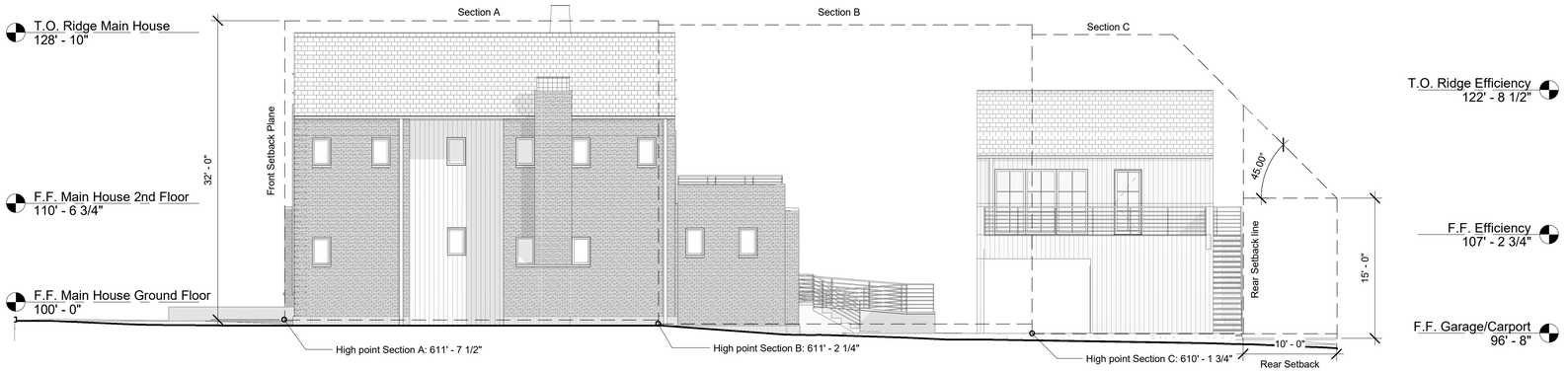
Proposed Site Plan

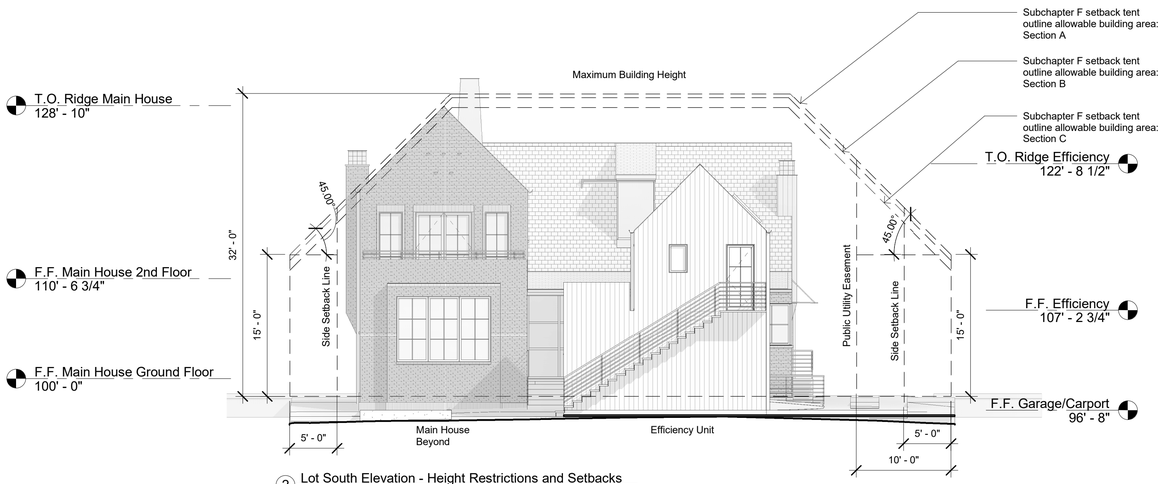
G1.01



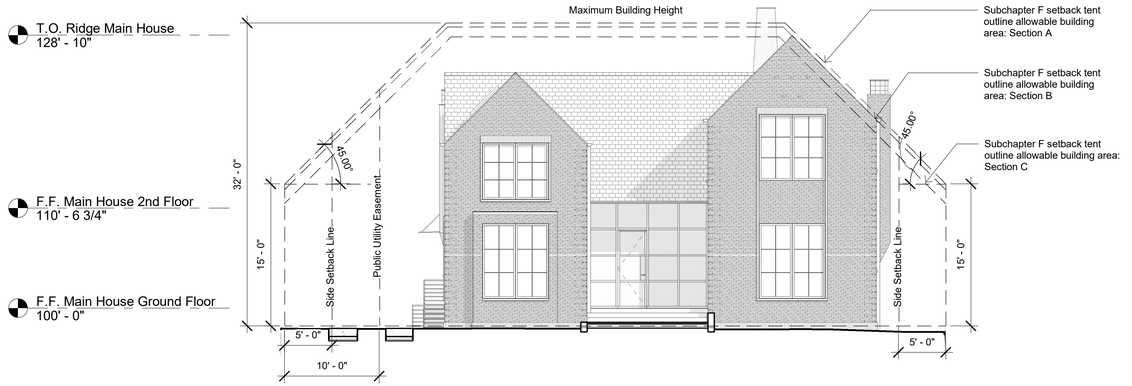
4 Lot East Elevation - Height Restrictions and Setbacks
1/8" = 1'-0"



3 Lot West Elevation - Height Restrictions and Setbacks
1/8" = 1'-0"



2 Lot South Elevation - Height Restrictions and Setbacks
1/8" = 1'-0"



1 Lot North Elevation - Height Restrictions and Setbacks
1/8" = 1'-0"

SANDERS ARCHITECTURE

REGISTERED ARCHITECT
CHRISTOPHER L. SANDERS
18903
STATE OF TEXAS

07.31.2020

Westover Road Residence

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Austin, TX 78703

CP-1 Construction Documents
07.31.2020

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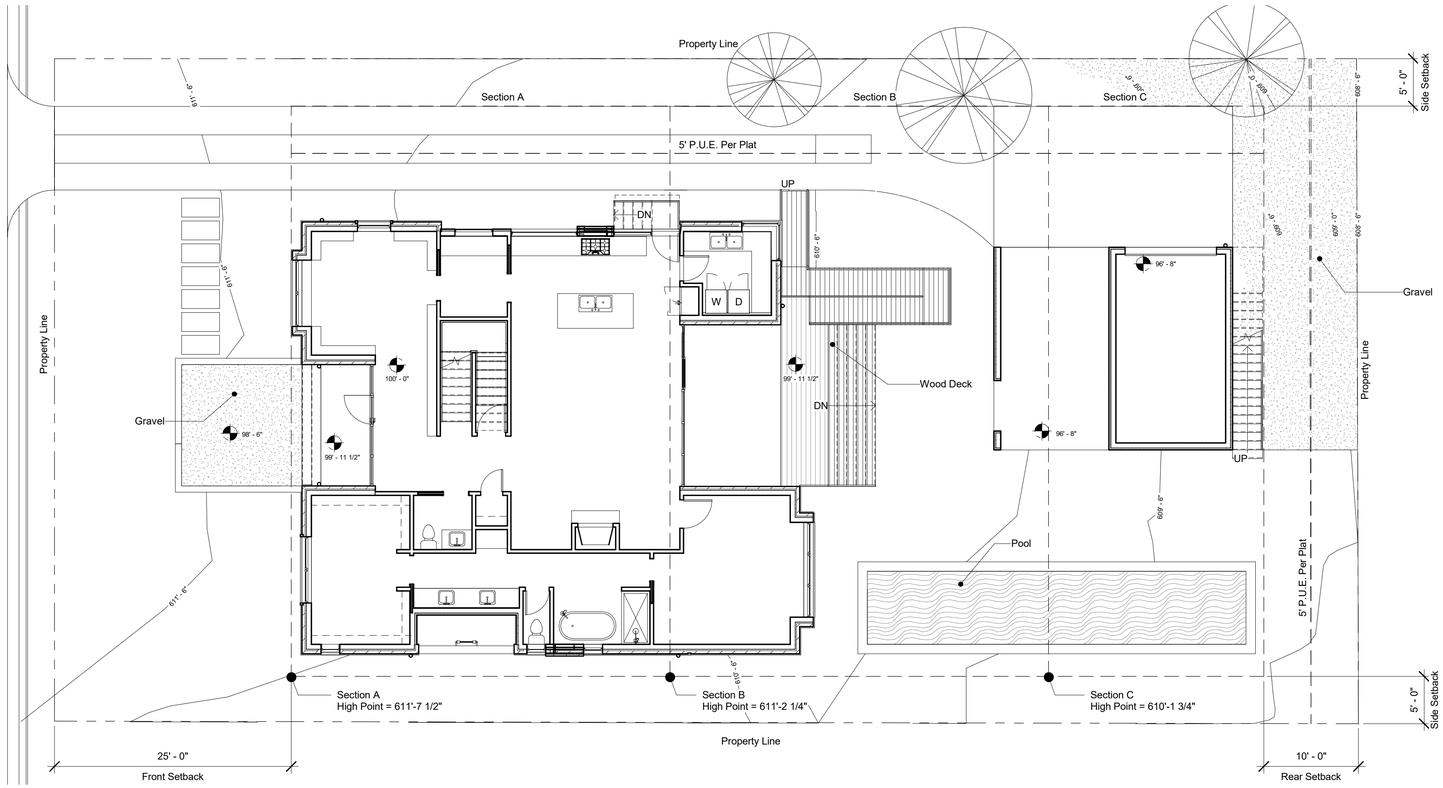
Revisions:

Subchapter F Setback Compliance

G1.02

SITE PROGRAM

Site Area	9,625 SF
Allowable Impervious Area (45%)	4,331 SF
Allowable Floor-to-Area Ratio (40%)	3,850 SF
Proposed Impervious Cover Area:	
Main House Building	2,025 SF
Accessory Unit Building	542 SF
Porches	264 SF
Driveway/Parking	1,019 SF
Sidewalks/Walkways	83 SF
Wood Deck, Stairs, and Ramp (50%)	307/2 SF
Exterior Stair	92 SF
Pool Coping	100 SF
Total Impervious Cover	**4,279 SF**
Proposed Floor-to-Area Ratio (F.A.R.)	
Main House Basement	1,815 SF
Main House First Floor	2,289 SF
Main House Second Floor	1,312 SF
Garage/Carport	542 SF
Accessory Unit	352 SF
F.A.R. Subtotal	6,310 SF
Parking Exemption	-450 SF
Porch Exemption	-264 SF
Basement Exemption	-1,815 SF
F.A.R. Exemptions Total	2,529 SF
Total F.A.R. (subtotal - exemptions)	**3,781 SF**



1 Subchapter F Setback Compliance - Site Plan
1/8" = 1'-0"

SANDERS ARCHITECTURE

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CHRISTOPHER L. SANDERS
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STATE OF TEXAS

07.31.2020

Westover Road Residence

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07.31.2020

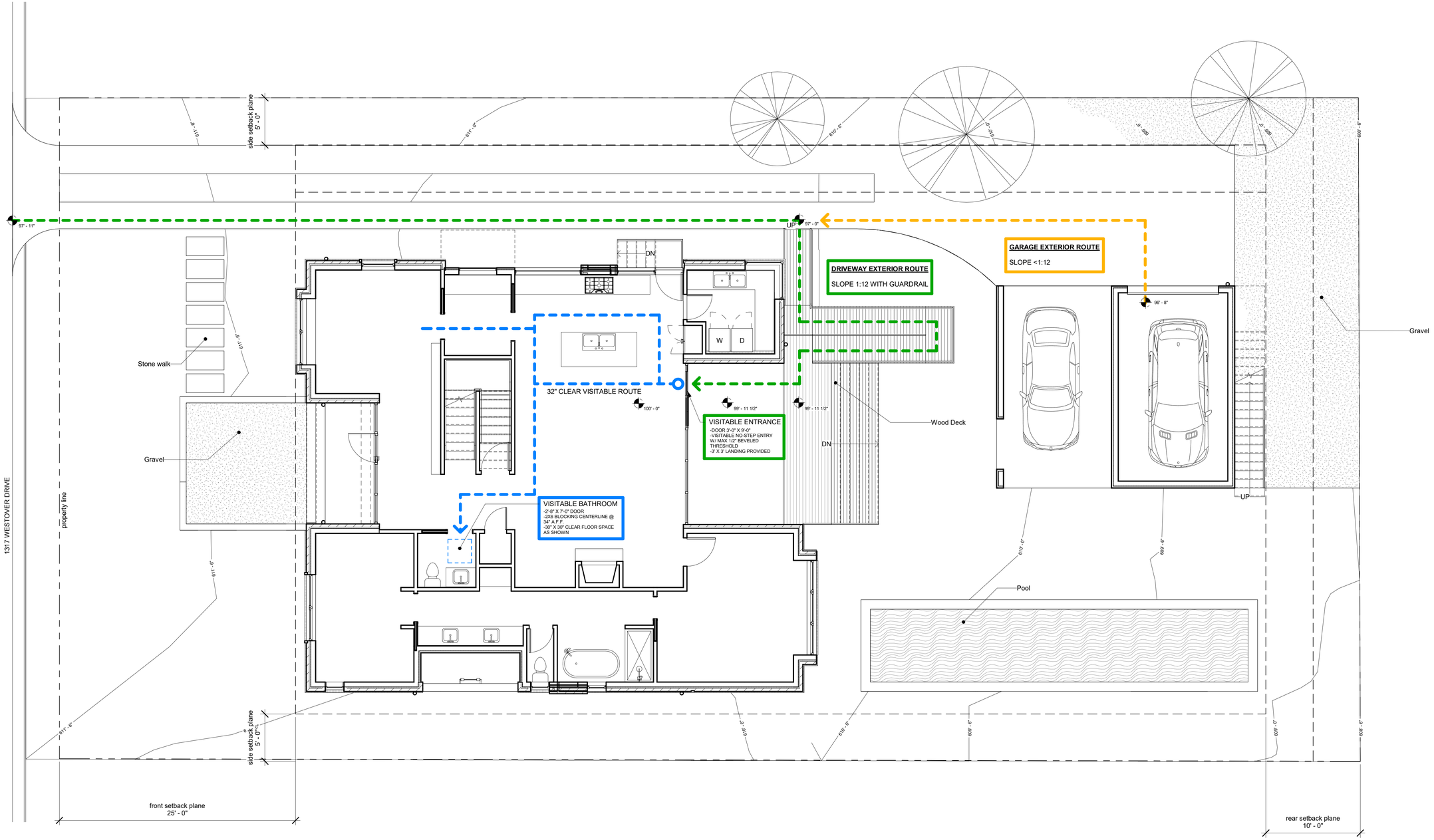
Drawn by: WP, EK
Checked by: CS
Revisions:

Subchapter F Setback Compliance

G1.03

VISITABILITY NOTES:

1. Light switches and environmental controls no higher than 48" above the interior floor level
2. Outlets and receptacles minimum 15" above interior floor level except for floor outlets



N

1 Visitability Plan
3/16" = 1'-0"

SANDERS ARCHITECTURE

REGISTERED ARCHITECT
CHRISTOPHER L. SANDERS
18903
STATE OF TEXAS

07.31.2020

Westover Road Residence

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Austin, TX 78703

CP-1 Construction Documents
07.31.2020

Drawn by: EK, WP
Checked by: CS
Revisions:

Visitability Plan

G1.04

Door and Frame Schedule

Number	Location	Width	Height	Thickness	Door			Frame			Comments
					Type	Material	Finish	Type	Material	Finish	
001	Media Room	2' - 8"	7' - 0"	1 3/4"	D4	Wood	Painted, color TBD	F4	Wood	Painted, color TBD	
002	Media Room	2' - 8"	7' - 0"	1 3/4"	D4	Wood	Painted, color TBD	F4	Wood	Painted, color TBD	
100	Entry	3' - 0 3/4"	8' - 3 3/4"	2"	D1	Steel/glass	Painted, color TBD	F1	Steel	Painted, color TBD	
101	Dining Room	2' - 8"	7' - 0"	1 3/4"	D7	Wood	Painted, color TBD	F7	Wood	Painted, color TBD	
102	Pantry	3' - 0"	7' - 0"	1 3/4"	D7	Wood	Painted, color TBD	F7	Wood	Painted, color TBD	
103	Kitchen	3' - 0"	8' - 0"	2"	D8	Aluminum/glass	Powder-coated, color TBD	F3	Aluminum/Wood	Powder-coated color TBD	Basis of design: Kolbe VistaLuxe Exterior Door
104	Laundry	2' - 8"	7' - 0"	1 3/4"	D4	Wood	Painted, color TBD	F4	Wood	Painted, color TBD	
105	Living Room	6' - 7 3/4"	9' - 0"	1 3/4"	D2	Steel/glass	Painted, color TBD	F2	Steel	Painted, color TBD	
106	Master Bedroom	3' - 0"	7' - 0"	1 3/4"	D4	Wood	Painted, color TBD	F4	Wood	Painted, color TBD	
107	Master Bedroom	2' - 4"	7' - 0"	1 3/4"	D7	Wood	Painted, color TBD	D7	Wood	Painted, color TBD	
108	Master Bath	2' - 6"	7' - 0"	1 3/4"	D4	Wood	Painted, color TBD	F4	Wood	Painted, color TBD	
109	Master Closet	3' - 0"	7' - 0"	1 3/4"	D7	Wood	Painted, color TBD	F7	Wood	Painted, color TBD	
110	Powder	2' - 8"	7' - 0"	1 3/4"	D7	Wood	Painted, color TBD	F7	Wood	Painted, color TBD	
111	Closet	2' - 4"	7' - 0"	1 3/4"	D4	Wood	Painted, color TBD	F4	Wood	Painted, color TBD	
112	Stairs	3' - 0"	7' - 0"	1 3/4"	D4	Wood	Painted, color TBD	F9	Wood	Painted, color TBD	Trimless door
113	Garage	3' - 0"	7' - 0"	2"	D6	Wood	Powder-coated, color TBD	F6	Wood	Powder-coated color TBD	
114	Garage	9' - 8"	8' - 0"	1 3/4"	D9	Wood-clad	Powder-coated, color TBD	F5	Metal	Powder-coated color TBD	
201	Bedroom 2	2' - 8"	7' - 0"	1 3/4"	D4	Wood	Painted, color TBD	F4	Wood	Painted, color TBD	
202a	Bathroom 2	2' - 4"	7' - 0"	1 3/4"	D7	Wood	Painted, color TBD	D7	Wood	Painted, color TBD	
202b	Bathroom 2	2' - 4"	7' - 0"	1 3/4"	D7	Wood	Painted, color TBD	D7	Wood	Painted, color TBD	
204	Bedroom 4	2' - 8"	7' - 0"	1 3/4"	D4	Wood	Painted, color TBD	F4	Wood	Painted, color TBD	
205	Bathroom 4	2' - 4"	7' - 0"	1 3/4"	D7	Wood	Painted, color TBD	D7	Wood	Painted, color TBD	
206	Bedroom 3	2' - 4"	7' - 0"	1 3/4"	D7	Wood	Painted, color TBD	D7	Wood	Painted, color TBD	
207	Hall landing	2' - 8"	7' - 0"	1 3/4"	D4	Wood	Painted, color TBD	F4	Wood	Painted, color TBD	
208	Bedroom 3	6' - 0"	7' - 0 3/4"	2"	D8	Aluminum/glass	Powder-coated, color TBD	F8	Aluminum/Wood	Powder-coated color TBD	Basis of design: Kolbe VistaLuxe Exterior Door
209	Accessory Unit	3' - 0"	7' - 0"	2"	D3	Aluminum/glass	Powder-coated, color TBD	F3	Aluminum/Wood	Powder-coated color TBD	Basis of design: Kolbe VistaLuxe Exterior Door
210	Bathroom	2' - 8"	7' - 0"	1 3/4"	D7	Wood	Painted, color TBD	F7	Wood	Painted, color TBD	
211	Terrace	3' - 0"	7' - 0"	2"	D3	Aluminum/glass	Powder-coated, color TBD	F3	Aluminum/Wood	Powder-coated color TBD	Basis of design: Kolbe VistaLuxe Exterior Door

Window Schedule

Mark	Location	Manufacturer	Operation	Width	Height	Rough Width	Rough Height	Head Height	Ext Finish	Int Finish	Comments
W-001	Media Room	Kolbe & Kolbe Millwork Co., Inc.	Casement	4' - 0"	4' - 0"	4' - 0 3/4"	4' - 0 3/4"	7' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-101	Master Bedroom	Kolbe & Kolbe Millwork Co., Inc.	Fixed	10' - 0"	7' - 0"	10' - 0 1/2"	7' - 0 1/2"	8' - 9"	Clad Wood, color TBD	Painted, color TBD	
W-102	Master Bedroom	Kolbe & Kolbe Millwork Co., Inc.	Fixed	2' - 0"	3' - 0"	2' - 0 3/4"	3' - 0 3/4"	8' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-103	Master Bedroom	Kolbe & Kolbe Millwork Co., Inc.	Fixed	2' - 0"	3' - 0"	2' - 0 3/4"	3' - 0 3/4"	8' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-104	Master Bath	Kolbe & Kolbe Millwork Co., Inc.	Casement	2' - 0"	3' - 0"	2' - 0 1/2"	3' - 0 1/2"	7' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-105	Master Bath	Kolbe & Kolbe Millwork Co., Inc.	Fixed	2' - 0"	3' - 0"	2' - 0 3/4"	3' - 0 3/4"	7' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-106	Master Bath	Kolbe & Kolbe Millwork Co., Inc.	Fixed	2' - 0"	3' - 0"	2' - 0 3/4"	3' - 0 3/4"	8' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-107	Master Closet	Kolbe & Kolbe Millwork Co., Inc.	Fixed	2' - 0"	3' - 0"	2' - 0 3/4"	3' - 0 3/4"	7' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-108	Master Closet	Kolbe & Kolbe Millwork Co., Inc.	Fixed	7' - 0"	8' - 0"	7' - 0 1/2"	8' - 0 1/2"	9' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-109	Dining Room	Kolbe & Kolbe Millwork Co., Inc.	Fixed	7' - 0"	8' - 0"	7' - 0 1/2"	8' - 0 1/2"	9' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-110	Dining Room	Kolbe & Kolbe Millwork Co., Inc.	Casement	3' - 6"	8' - 0"	3' - 6 1/2"	8' - 0 1/2"	9' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-114	Laundry	Kolbe & Kolbe Millwork Co., Inc.	Fixed	4' - 0"	4' - 6"	4' - 0 3/4"	4' - 6 1/2"	8' - 0"	Clad Wood, color TBD	Painted, color TBD	Butt glazed corner window
W-115	Kitchen	Kolbe & Kolbe Millwork Co., Inc.	Casement	7' - 0"	4' - 6"	7' - 0 1/2"	4' - 6 1/2"	8' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-116	Kitchen	Kolbe & Kolbe Millwork Co., Inc.	Fixed	4' - 0"	4' - 6"	4' - 0 1/2"	4' - 6 1/2"	8' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-117	Pantry	Kolbe & Kolbe Millwork Co., Inc.	Fixed	4' - 0"	4' - 6"	4' - 0 1/2"	4' - 6 1/2"	8' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-118	Screen Porch	Rehme Steel Windows & Doors	Fixed	17' - 0 1/4"	9' - 0"	17' - 1"	9' - 0 3/4"	9' - 0"	Painted Steel, color TBD	Painted Steel, color TBD	Steel and glass window wall with sliding door
W-119	Entry	Rehme Steel Windows & Doors	Fixed	12' - 9"	11' - 3"	12' - 9 3/4"	11' - 3 3/4"	11' - 3"	Painted Steel, color TBD	Painted Steel, color TBD	Steel and glass window wall with swing door
W-201	Bedroom 3	Kolbe & Kolbe Millwork Co., Inc.	Fixed	2' - 0"	3' - 0"	2' - 0 3/4"	3' - 0 3/4"	7' - 0 3/4"	Clad Wood, color TBD	Painted, color TBD	
W-202	Bedroom 3	Kolbe & Kolbe Millwork Co., Inc.		2' - 6"	7' - 0 3/4"	2' - 6 1/2"	7' - 1 1/4"	7' - 0 3/4"	Clad Wood, color TBD	Painted, color TBD	
W-203	Bedroom 3	Kolbe & Kolbe Millwork Co., Inc.		2' - 6"	7' - 0 3/4"	2' - 6 1/2"	7' - 1 1/4"	7' - 0 3/4"	Clad Wood, color TBD	Painted, color TBD	
W-204	Bedroom 3	Kolbe & Kolbe Millwork Co., Inc.	Fixed	2' - 0"	3' - 0"	2' - 0 3/4"	3' - 0 3/4"	7' - 0 3/4"	Clad Wood, color TBD	Painted, color TBD	
W-205	Bedroom 3	Kolbe & Kolbe Millwork Co., Inc.	Fixed	2' - 0"	3' - 0"	2' - 0 3/4"	3' - 0 3/4"	7' - 0 3/4"	Clad Wood, color TBD	Painted, color TBD	
W-206	Bathroom 3	Kolbe & Kolbe Millwork Co., Inc.	Casement	2' - 0"	3' - 0"	2' - 0 1/2"	3' - 0 1/2"	7' - 0 3/4"	Clad Wood, color TBD	Painted, color TBD	
W-207	Bathroom 4	Kolbe & Kolbe Millwork Co., Inc.	Casement	2' - 0"	3' - 0"	2' - 0 1/2"	3' - 0 1/2"	7' - 0 3/4"	Clad Wood, color TBD	Painted, color TBD	
W-208	Bedroom 4	Kolbe & Kolbe Millwork Co., Inc.	Fixed	2' - 0"	3' - 0"	2' - 0 3/4"	3' - 0 3/4"	7' - 0 3/4"	Clad Wood, color TBD	Painted, color TBD	
W-209	Bedroom 4	Kolbe & Kolbe Millwork Co., Inc.	Fixed	2' - 0"	3' - 0"	2' - 0 3/4"	3' - 0 3/4"	7' - 0 3/4"	Clad Wood, color TBD	Painted, color TBD	
W-210	Bedroom 4	Kolbe & Kolbe Millwork Co., Inc.	Fixed	7' - 0"	7' - 0"	7' - 0 1/2"	7' - 0 1/2"	9' - 11 1/4"	Clad Wood, color TBD	Painted, color TBD	
W-211	Bedroom 4	Kolbe & Kolbe Millwork Co., Inc.	Casement	2' - 0"	3' - 0"	2' - 0 1/2"	3' - 0 1/2"	6' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-213	Bedroom 2	Kolbe & Kolbe Millwork Co., Inc.	Fixed	7' - 0"	6' - 0"	7' - 0 1/2"	6' - 0 1/2"	6' - 11 1/4"	Clad Wood, color TBD	Painted, color TBD	
W-213	Bedroom 2	Kolbe & Kolbe Millwork Co., Inc.	Casement	2' - 0"	3' - 0"	2' - 0 1/2"	3' - 0 1/2"	5' - 4"	Clad Wood, color TBD	Painted, color TBD	
W-215	WC	Kolbe & Kolbe Millwork Co., Inc.	Casement	2' - 0"	3' - 0"	2' - 0 1/2"	3' - 0 1/2"	7' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-216	Bathroom 2	Kolbe & Kolbe Millwork Co., Inc.	Casement	2' - 0"	3' - 0"	2' - 0 1/2"	3' - 0 1/2"	7' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-217	Hall landing	Kolbe & Kolbe Millwork Co., Inc.	Dormer	4' - 0"	6' - 3"	6' - 3 1/2"	4' - 0 1/2"	10' - 6"	Painted Steel, color TBD	Painted, color TBD	Custom dormer window, butt glazed corners
W-218	Accessory Unit	Kolbe & Kolbe Millwork Co., Inc.	Fixed	7' - 0"	4' - 0"	7' - 0 1/2"	4' - 0 1/2"	7' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-219	Accessory Unit	Kolbe & Kolbe Millwork Co., Inc.	Fixed	10' - 0"	7' - 0"	10' - 0 1/2"	7' - 0 1/2"	7' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-220	Bathroom	Kolbe & Kolbe Millwork Co., Inc.	Fixed	2' - 0"	3' - 0"	2' - 0 3/4"	3' - 0 3/4"	7' - 0"	Clad Wood, color TBD	Painted, color TBD	
W-301		TBD	Fixed	2' - 0"	4' - 0"	2' - 0 1/2"	4' - 0 1/2"		TBD	TBD	Skylight at Bedroom 2
W-302		TBD	Fixed	2' - 0"	4' - 0"	2' - 0 1/2"	4' - 0 1/2"		TBD	TBD	Skylight at Accessory Unit

SANDERS ARCHITECTURE

REGISTERED ARCHITECT
CHRISTOPHER L. SANDERS
18903
STATE OF TEXAS

07.31.2020

Westover Road Residence

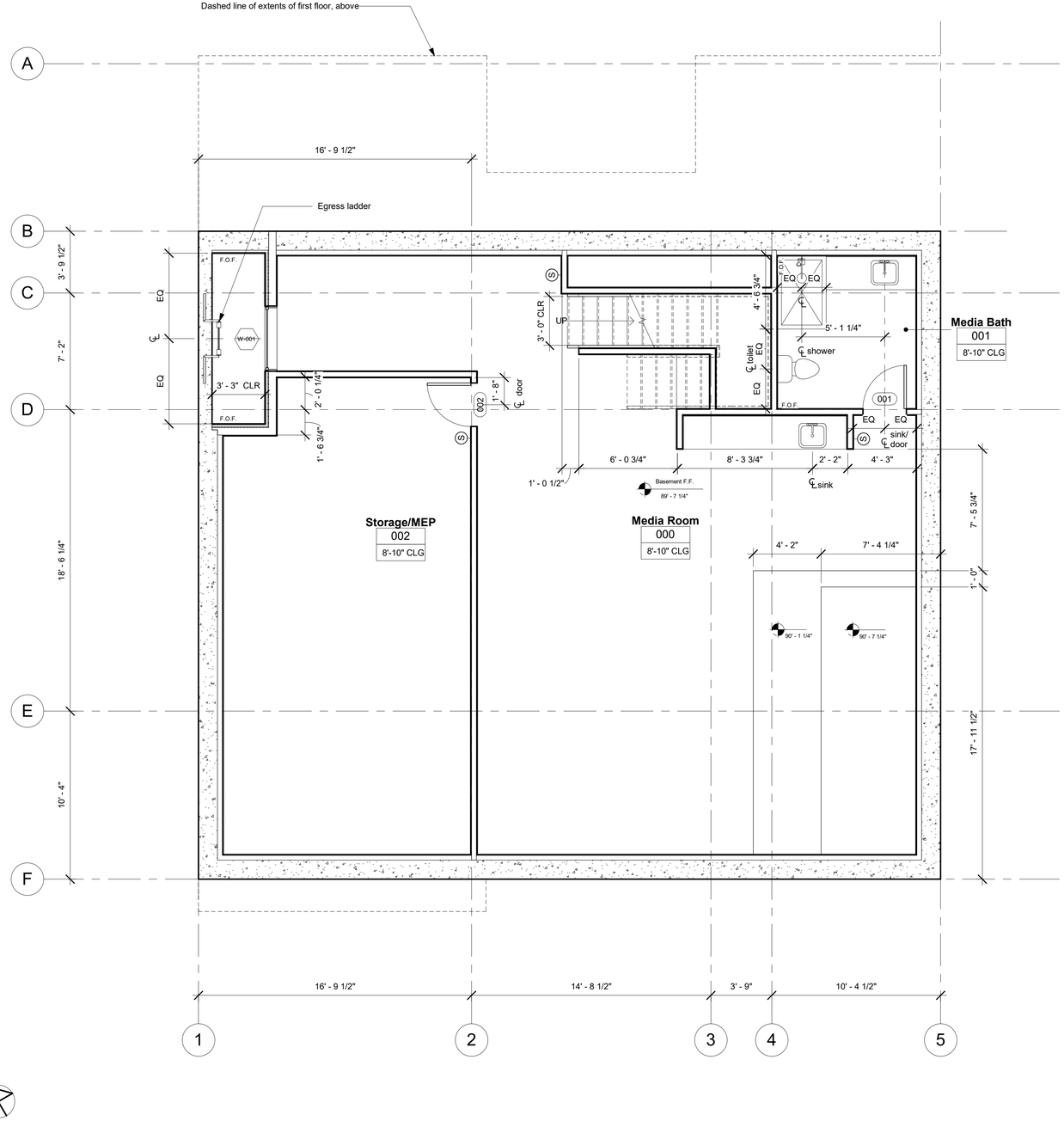
1317 Westover Road
Austin, TX 78703

CP-1 Construction Documents
07.31.2020

Drawn by: WP, EK
Checked by: CS
Revisions:

Door and Window Schedules

G2.01



1 Basement Floor Plan
1/4" = 1'-0"

GENERAL PLAN NOTES:

1. Elevation 100'-0" as noted equals 613'-6" natural elevation above sea level.
2. Refer to G2.01 for wall types.
3. All dimensions to face of framing unless otherwise specified.
4. Maintain R13 minimum insulation for exterior walls. All insulation to be either labeled or the installed R-values provided. All insulation to be installed per manufacturer's instructions. All air barriers and thermal barriers to be installed per manufacturer's instructions.
5. Maintain R38 minimum insulation for attics and roofs, typ. All insulation to be either labeled or the installed R-values provided. All insulation to be installed per manufacturer's instructions. All air barriers and thermal barriers to be installed per manufacturer's instructions. Attic spaces to be unvented with air-impermeable insulation at underside of roof sheathing.
6. Provide carbon monoxide detectors in vicinity of sleeping rooms in accordance with IRC R315.
7. Provide smoke detector system (hardwired, interconnected, battery back-up) at each sleeping room and vicinity in accordance with IRC R314.
8. Residential fire sprinkler system to be designed and installed in accordance with the latest version oft he Nation Fire Protection Association (NFPA) 13D. SUBMIT SPRINKLER PLANS TO ARCHITECT, ALLOWING REASONABLE TIME FOR REVIEW BEFORE INSTALLATION OR ANY REQUIRED AGENCY APPROVAL.

Legend:

(S) Wall Mounted Smoke Alarm/ Carbon Monoxide Detector

SANDERS ARCHITECTURE

REGISTERED ARCHITECT
CHRISTOPHER L. SANDERS
18903
STATE OF TEXAS

07.31.2020

Westover Road Residence

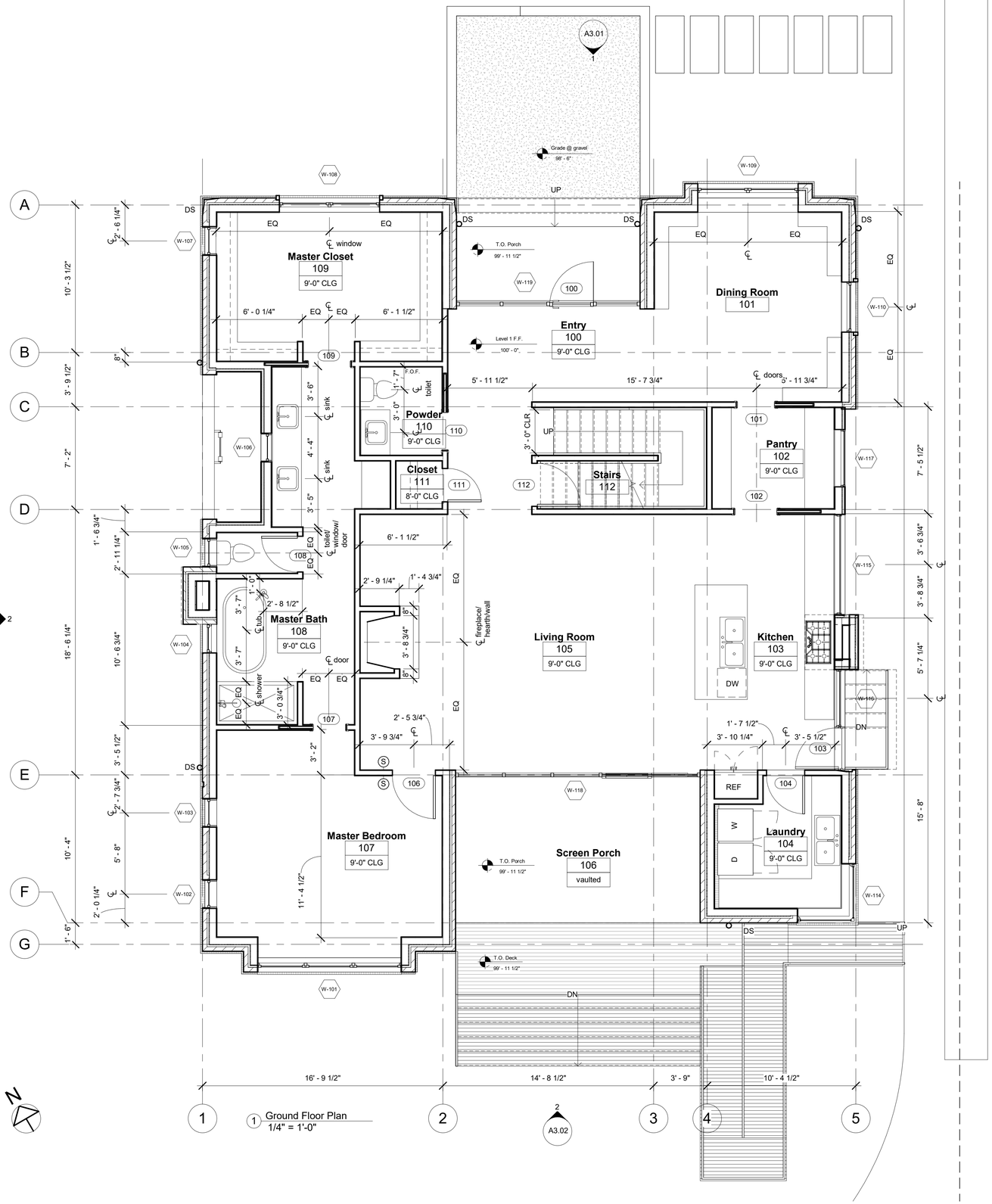
1317 Westover Road
Austin, TX 78703

CP-1 Construction Documents
07.31.2020

Drawn by: WP, EK
Checked by: CS
Revisions:

Basement Floor Plan

A1.00



1 Ground Floor Plan
1/4" = 1'-0"

GENERAL PLAN NOTES:

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7. Provide smoke detector system (hardwired, interconnected, battery back-up) at each sleeping room and vicinity in accordance with IRC R314.
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Legend:

(S) Wall Mounted Smoke Alarm/ Carbon Monoxide Detector

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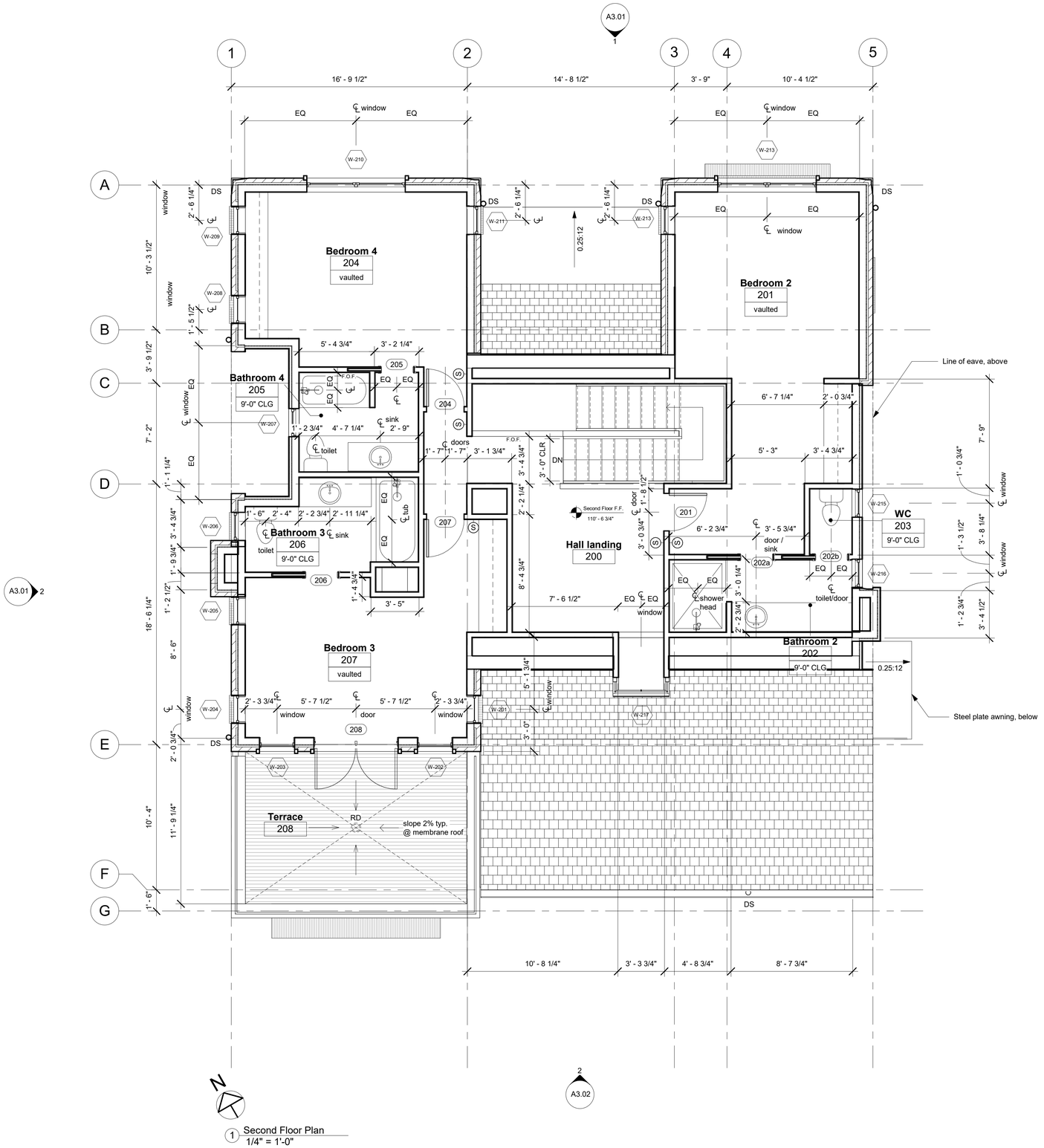
Revisions:

Ground Floor Plan

A1.01



1 Second Floor Plan
1/4" = 1'-0"

2 A3.02

GENERAL PLAN NOTES:

1. Elevation 100'-0" as noted equals 613'-6" natural elevation above sea level.
2. Refer to G2.01 for wall types.
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Legend:

(S) Wall Mounted Smoke Alarm/ Carbon Monoxide Detector

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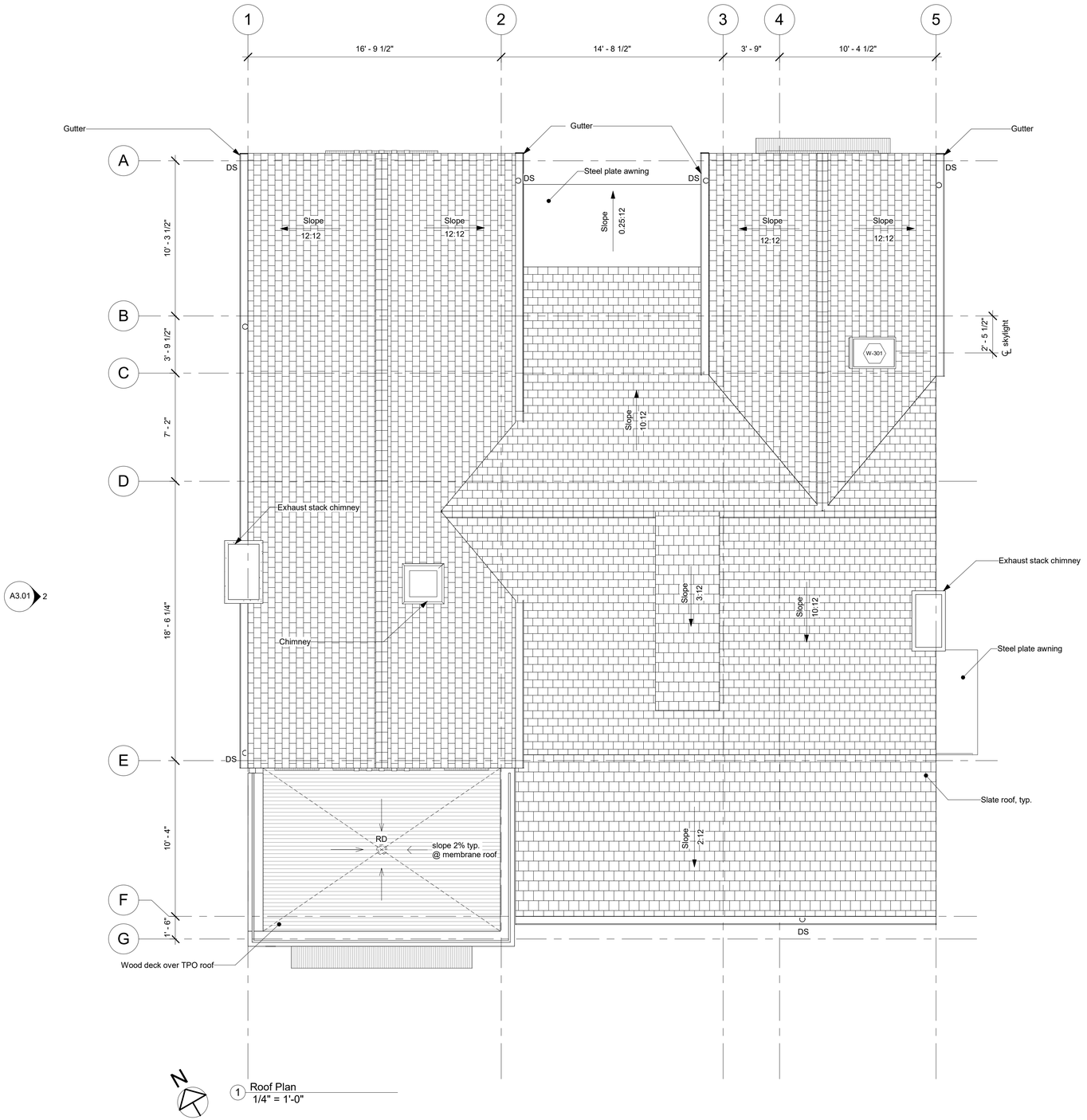
07.31.2020

Drawn by: WP, EK
Checked by: CS
Revisions:

Second Floor Plan

A1.02



1 Roof Plan
1/4" = 1'-0"

GENERAL PLAN NOTES:

1. Elevation 100'-0" as noted equals 613'-6" natural elevation above sea level.
2. Refer to G2.01 for wall types.
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SANDERS ARCHITECTURE

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Westover Road Residence

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Drawn by: WP, EK
Checked by: CS
Revisions:

Roof Plan

A1.03

Legend:

(S) Wall Mounted Smoke Alarm/ Carbon Monoxide Detector

GENERAL PLAN NOTES:

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7. Provide smoke detector system (hardwired, interconnected, battery back-up) at each sleeping room and vicinity in accordance with IRC R314.
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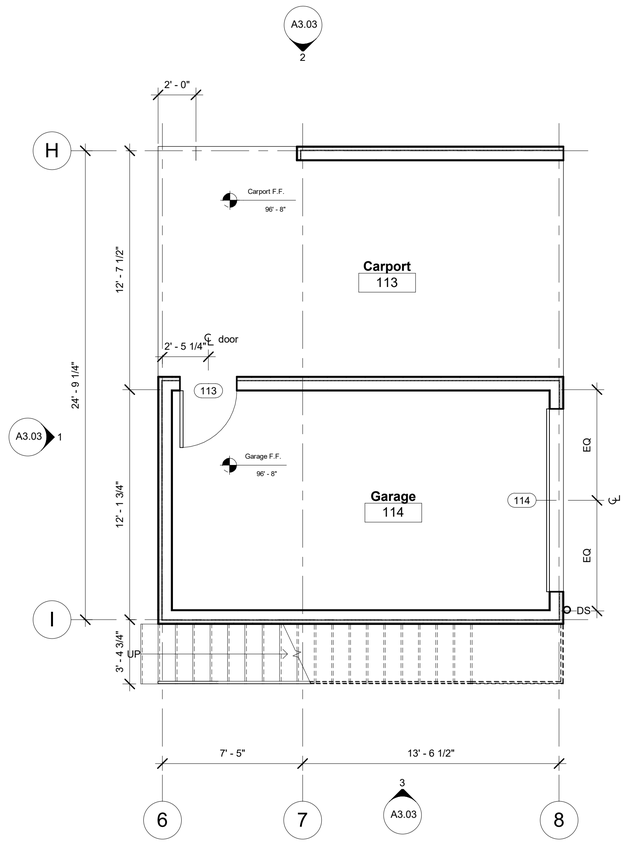
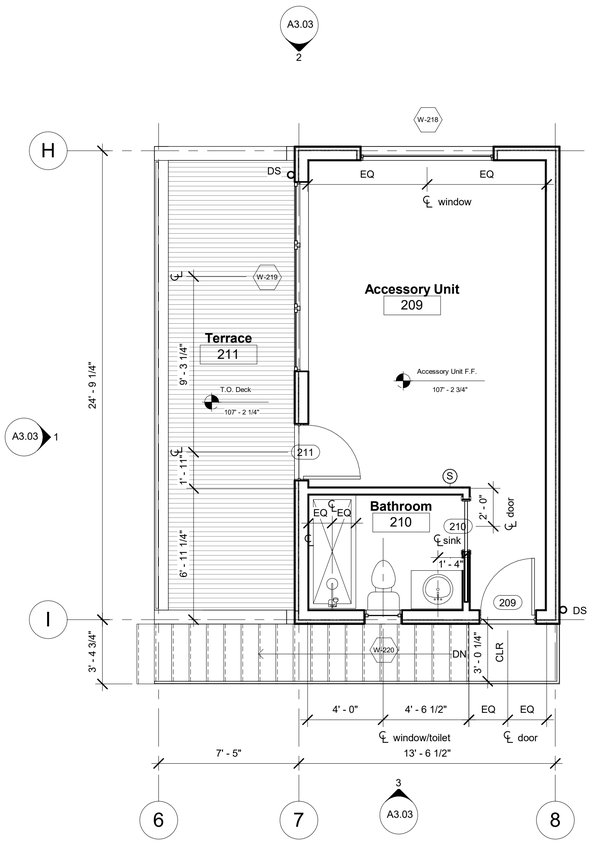
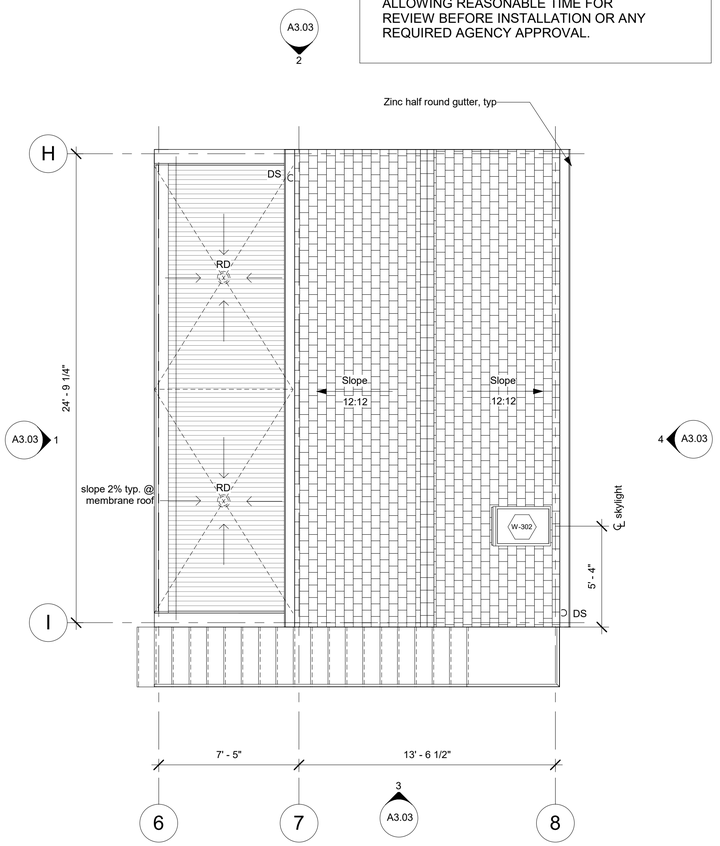


3 Garage and Carport Floor Plan
1/4" = 1'-0"



2 Guest House Floor Plan
1/4" = 1'-0"



1 Guest House Roof Plan
1/4" = 1'-0"

SANDERS ARCHITECTURE

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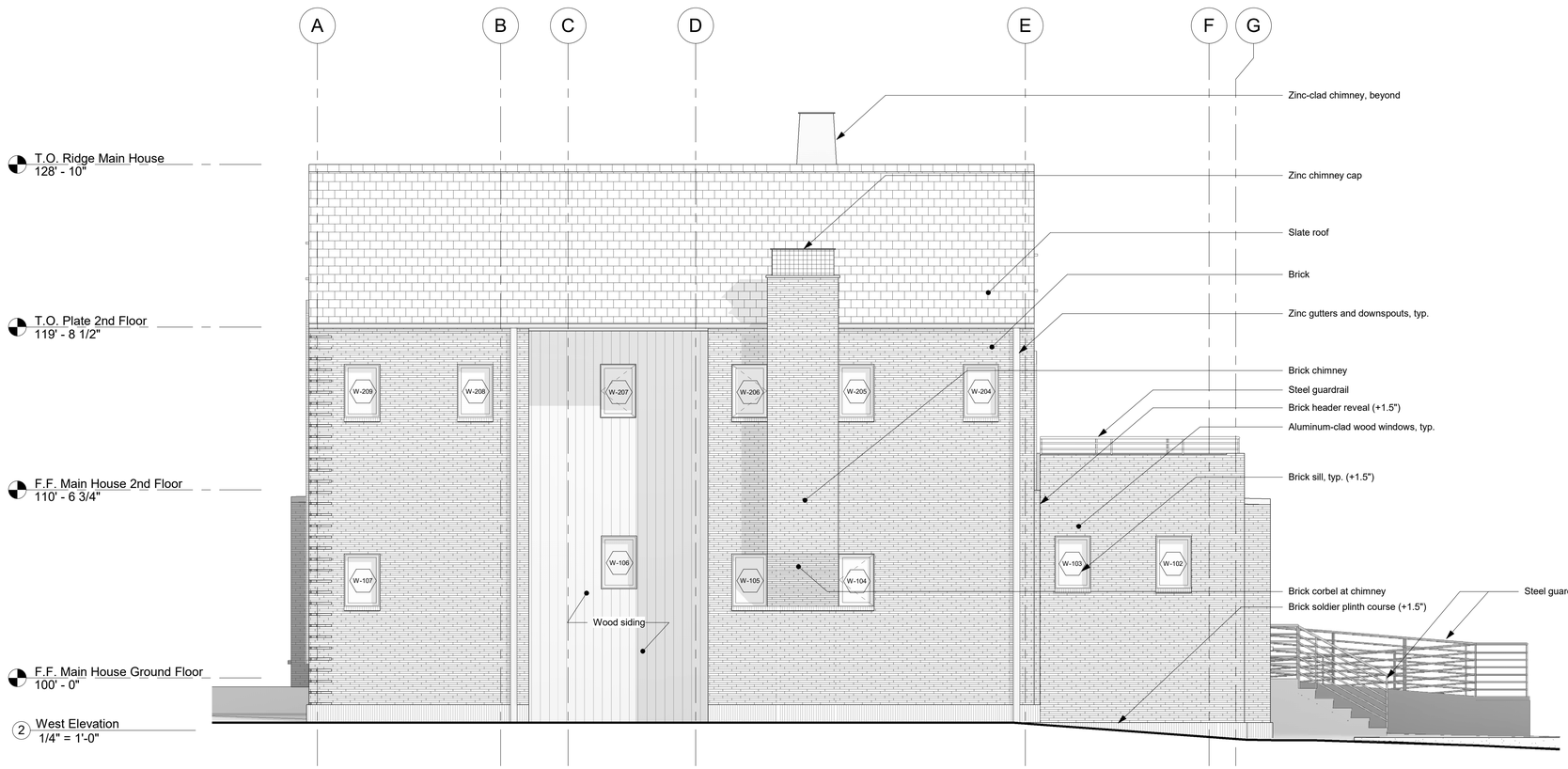
Checked by: CS
Revisions:

Carport / Garage and Accessory Unit Plans

A1.04

1 North Elevation
1/4" = 1'-0"



2 West Elevation
1/4" = 1'-0"

SANDERS ARCHITECTURE

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Westover Road Residence

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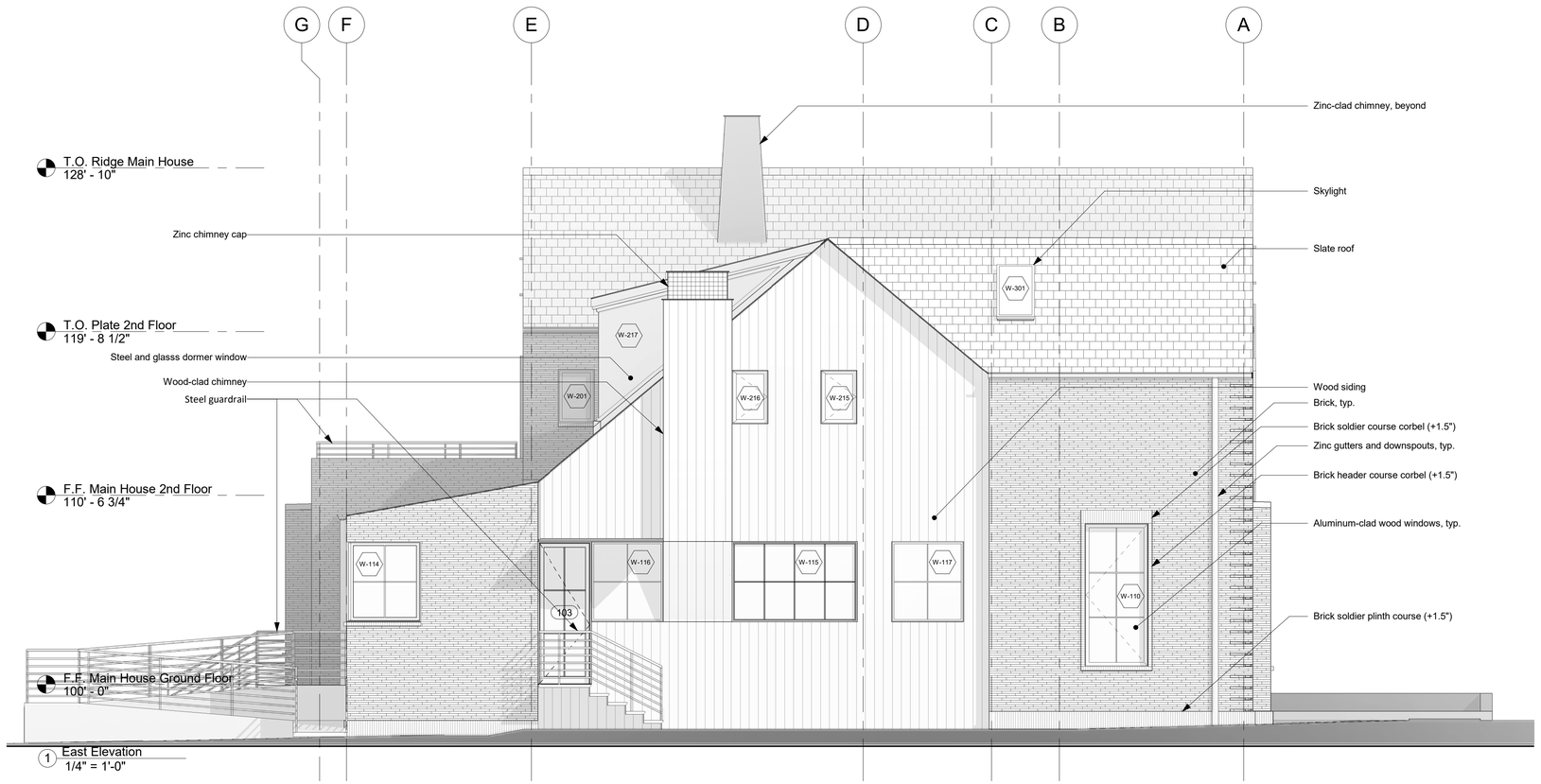
Revisions:

Exterior Elevations

A3.01



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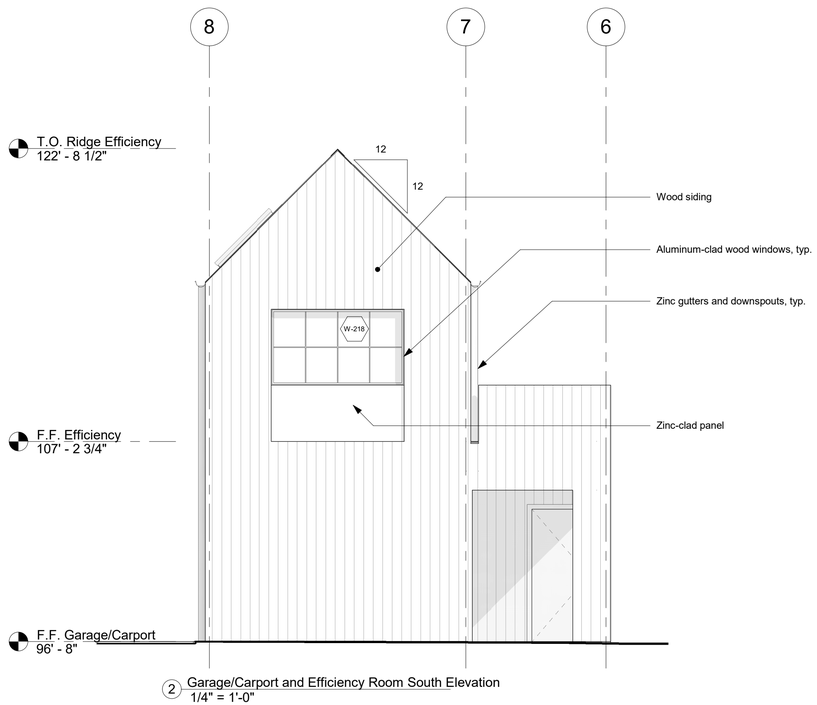
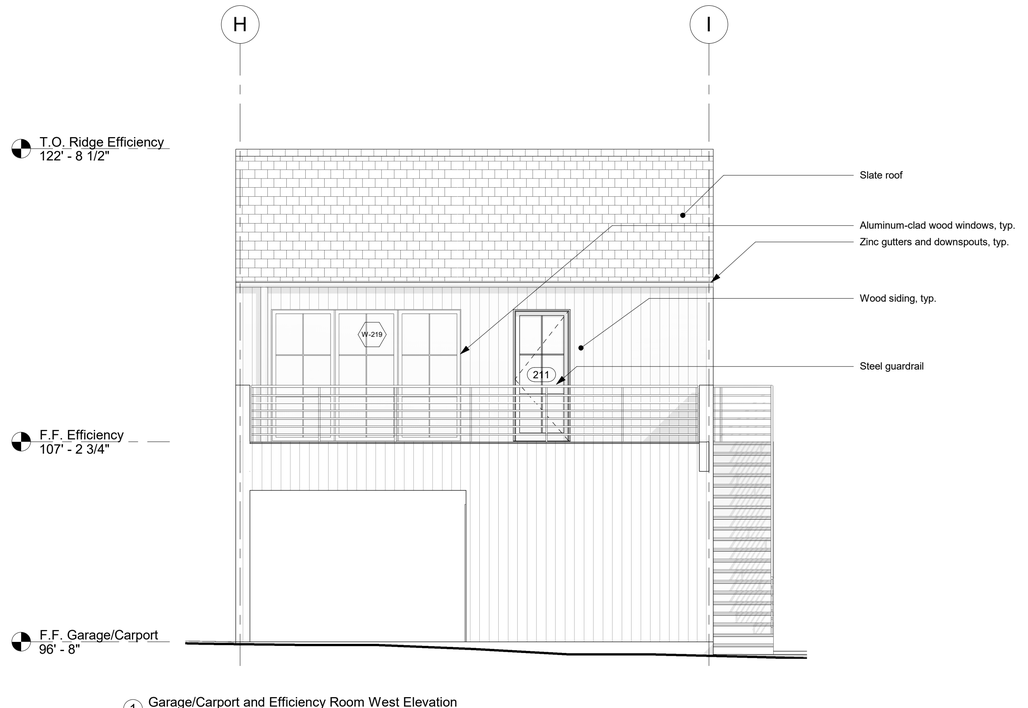
Revisions:

Exterior Elevations

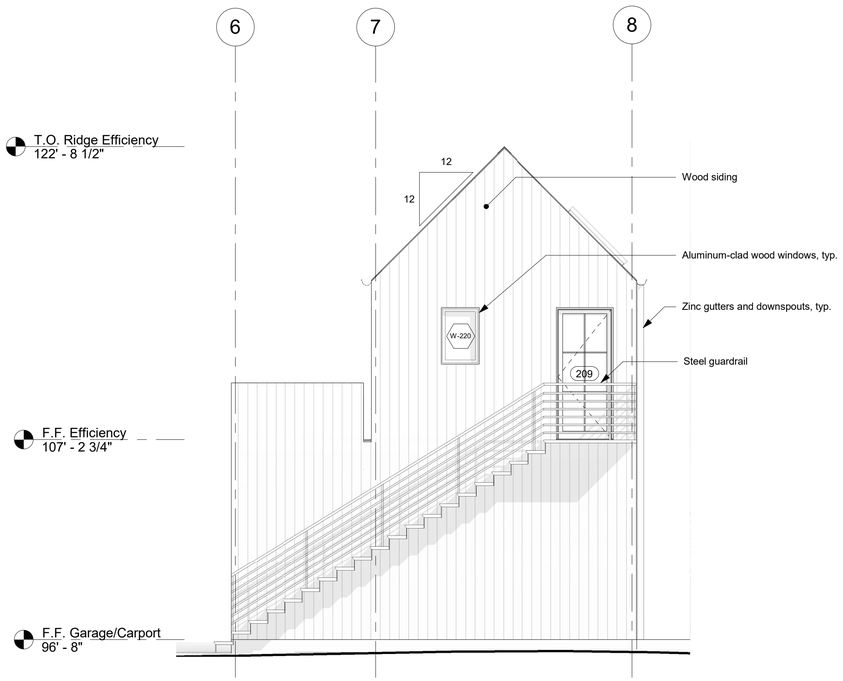
A3.02



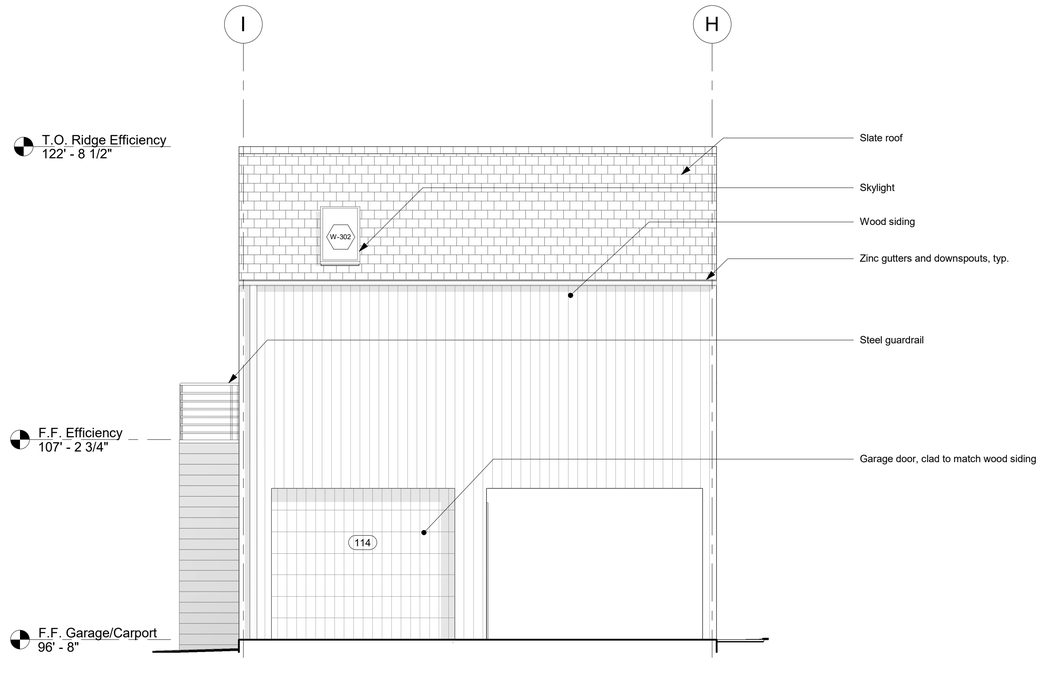
2 Garage/Carport and Efficiency Room South Elevation
1/4" = 1'-0"



1 Garage/Carport and Efficiency Room West Elevation
1/4" = 1'-0"



3 Garage/Carport and Efficiency Room North Elevation
1/4" = 1'-0"



4 Garage/Carport and Efficiency Room East Elevation
1/4" = 1'-0"

SANDERS ARCHITECTURE

REGISTERED ARCHITECT
CHRISTOPHER L. SANDERS
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STATE OF TEXAS

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Westover Road Residence

1317 Westover Road
Austin, TX 78703

CP-1 Construction Documents
07.31.2020

Drawn by: WP, EK
Checked by: CS
Revisions:

Carport / Garage and Accessory Unit Elevations

A3.03

GENERAL

1. Building Code: International Residential Code Structural Engineering Design Provisions, 2015 Edition.

2. The design gravity loads are as follows:

Superimposed Dead Loads (included, but not limited to):	
Mechanical and Ceiling:	10 psf
Roof Assemblies:	10 psf
Wood Floor Assemblies:	10 psf
Finishes:	As required
Live Loads (in accordance with 2015 IRC):	
Roof:	20 psf
Floor:	40 psf
Decks:	40 psf
Balconies:	60 psf
Uninhabitable Attics With Limited Storage:	20 psf
Uninhabitable Attics Without Storage:	10 psf
Guardrails and Handrails:	200lb Point Load or 50 plf

3. The structure has been designed to withstand the wind pressures specified in ASCE 7-10, using a 3 second gust basic wind speed of 115 miles per hour at a standard height of 33 feet above the ground in exposure B.

4. The general contractor is responsible for fitting new work with existing construction. Information on existing buildings shown in the drawings was based upon the information supplied to Structures. This information is not as-built data and the actual as-built construction may differ from that represented in the drawings. Contractors shall verify all information. Variations from the dimensions indicated on the contract documents shall be brought to the attention of the architect and/or Structures.

5. These drawings do not, nor are intended to, locate property lines, building set backs, nor height limitations. It is the contractor's responsibility to locate the building and construct it to, and within, applicable code restrictions. Further, it is the contractor's responsibility to address site drainage appropriate to the site and in consideration to adjoining properties.

6. Methods, procedures, and sequences of construction are the responsibility of the contractor and must satisfy the minimum requirements of the 2015 International Residential Building Code. The contractor shall take all necessary precautions to maintain and insure the integrity of the structure at all stages of construction.

7. The general contractor and sub-contractors shall determine the scope of the structural work from the contract documents taken as a whole. The structural drawings shall not be considered separately for purposes of bidding the structural work. Due consideration shall be given to other structural work or work related to the structure, including necessary coordination described or implied by the architectural and mechanical drawings.

8. Scales noted on the drawings are for general reference only. No dimensional information shall be obtained by direct scaling of the drawing.

9. The general contractor is responsible for coordination of all resulting revisions to the structural system or other trades as a result of acceptance of contractor proposed alternatives or substitutions.

10. Structural members have been located and designed to accommodate the mechanical equipment openings specified by the mechanical consultant. Any submissions resulting in revisions to the structure shall be the responsibility of the contractor to coordinate with Structures.

11. Principal openings in the structure are indicated on the contract documents, refer to the architectural, mechanical, electrical, and plumbing drawings for sleeves, curbs, inserts, etc. not herein indicated. Openings in slabs with a maximum side dimension or diameter of 12 inches or less shall not require additional framing or reinforcement, unless noted otherwise. The location of sleeves or openings in structural members shall be submitted to Structures for review.

FOUNDATION

1. Due to the absence of a site specific subsurface analysis and report from a registered Geotechnical Engineer, the foundation design is based on assumptions and/or site observations of the existing site conditions. These assumptions may not be verifiable without the expending of additional fees. Foundation conditions noted during construction that differ than those shown in the structural drawings shall be noted to the Structural Engineer before further construction is to proceed.

2. The subsurface information and foundation design are based on a report prepared by ( ), Project Number ( ), dated ( ). The contractor shall perform excavations, foundation construction, and preparation of the subgrade under the slab on grade in accordance with the recommendations contained in the geotechnical report and project specifications. See the following design pressures reported therein.

- Piers and Underreams:	
Dead Load + Long-term Live Load:	15,000 psf
Total Load:	15,000 psf
Skin Friction:	450 psf

Testing laboratory shall confirm the proper bearing strata per geotechnical report.

3. Walls retaining backfill have been designed for the following lateral earth pressures:

- Cantilevered Walls	45 psf
- Wall Supported Top & Bottom	65 psf

4. Foundation conditions noted during construction, which differ from those described in the geotechnical report shall be reported to the architect, geotechnical engineer and Structures, before further construction is attempted.

5. A vapor barrier with a performance equivalent to a 10 mil stego wrap vapor barrier shall be placed beneath the slab and shall be continuous under all grade beams.

6. In areas where limestone is exposed at the cut surface, remove a depth of limestone to provide for at least 6" of compacted select fill. In areas where soil or completely weathered limestone is exposed, scarify at least six inches of the cut soil subgrade and recompact to at least 95% of the maximum dry density determined using Texas State Department of Highways and Public Transportation (SDHPT) Test Method TEX-113-E conducted with a laboratory compacted effort of 6.63 FT lbs/cu. in. Hold water contents within ± 2%.

7. Bring the building pads to grade with select material conforming to the following:

Retained on 2-1/2" screen	0%
Retained on 7/8" screen	5% - 50%
Retained on 3/8" screen	25% - 65%
Retained on 1/4" screen	35% - 75%
Retained on #40 mesh sieve	60% - 90%

Material passing the #40 sieve shall meet the following plasticity requirements:

PASSING No. 40 Sieve	MAXIMUM Plasticity Index	MINIMUM Plasticity Index
25% - 40%	15	3
10% - 25%	20	4

Sandy loam is not acceptable fill material.

8. Contractor shall certify the compaction of the select material to at least 95% of the maximum dry density as determined using SDHPT Test Method TEX-113-E conducted with a laboratory compactive effort of 6.63 ft lbs/cu. in. Hold water contents to within + 2% of the optimum, and maintain compacted lift thickness to 6" or less.

9. In areas beneath the slab where compacted fill depths exceed 4'-0", all utilities, exhaust lines and conduit, including but not limited to plumbing, gas, and electric conduit lines, shall be adequately attached to the underside of the concrete floor slab. Means and method of attachment shall be the responsibility of the contractor and do not fall under the scope of these structural documents.

10. The foundation design assumptions do allow for a limited amount of potential vertical rise that will not affect structural stability. This allowance in design does not cover architectural, mechanical, electrical or plumbing features.

11. Refer to project specifications for all information concerning foundation construction. The contractor shall perform excavations, footing construction and preparation of the subgrade in accordance with the project specifications.

DRILLED PIERS

1. Piers shall be located on centerline of column above unless dimensioned otherwise on plan. Where no column occurs, locate on centerline of wall or beam above.

2. Provide dowels from piers into concrete above using same bar size and pattern as column or pilaster above. Where no column or pilaster occurs, use 4 - #6 dowels.

3. Elevation of top of piers, unless noted otherwise on drawings, shall be at bottom of deepest intersecting beam or wall supported by the pier. Contractor shall calculate and submit to engineer all top of pier elevations before proceeding with pier drilling operations.

4. Reinforcing cage shall be held securely away from earth sides and bottom by sets of 3 precast concrete spacer blocks every 8 feet along cage and at bottom.

5. Temporary steel casing may be required during pier drilling operations. Prior to the placement of concrete, any seepage water shall be removed from the pier holes. Special construction procedures in accordance with published standards and specifications shall be followed during extraction of the casings and during concrete placement. ACI-336.1 and ACI 336.3A-72 will be helpful in this regard. Contractor shall include in bid documents, unit costs for casing if required (to be determined on job site by soils engineer) and unit cost for greater and lesser depth of drilling for each pier size.

6. Pier shall be drilled plumb along its total length.

7. All piers shall be inspected by a person who is knowledgeable of the materials and conditions in order to insure that the proposed bearing material has been reached in accordance with the recommendations provided in the geotechnical report.

8. The pier excavations shall be checked for size and inspected to insure that all loose material has been removed prior to the placement of concrete. Precaution shall be taken during the placement of the pier reinforcement and concrete to prevent the loose excavated material from falling into the excavation. Accurate records of the pier depths, bearing stratum, depth of penetration onto the bearing stratum, diameter and location (including off center eccentricities) shall be made, maintained and submitted to the engineer.

9. To prevent deterioration of the sides of the pier shaft excavations, reinforcement and concrete shall be placed immediately after drilling operations are complete and in no case shall a pier be drilled that cannot be poured by the end of the work day.

10. See plan and details for pier locations, sizes, reinforcement, and depths.

11. The contractor shall verify depths of piers before pier steel is cut. Pier steel may be delivered to the job site in standard lengths and cut as required.

12. Reinforcing steel shop drawings shall include placing drawings for templates to set dowels in piers.

13. For estimating purposes, carry all footings to the depths indicated on the drawings. When directed by the Architect/Engineer, carry footings to a greater or lesser depths to provide suitable bearing. Adjustments shall be made in the contract price for more or less depth in accord with the unit prices quoted in the contractors bid.

CONCRETE

1. Concrete in the following areas shall have the following compressive strength (f'c) at 28 days:

Augered cast-in-place pier	3500 PSI
Grade beams	3500 PSI
Slabs on grade	3500 PSI
Walls	3500 PSI

2. All concrete mix designs shall be reviewed and approved by the testing agency prior to sending to the engineer of record for approval.

3. Use the following cementitious materials, of the same type, brand and source throughout the Project:

Portland Cement: ASTM C 150, Type I/II

4. Fly ash may be used as a pozzolan to replace a portion of the portland cement in a concrete mix, subject to the approval of the structural engineer. Fly ash, when used, shall conform to ASTM C618, Type C or F. Concrete mixes using fly ash shall be proportioned to account for the properties of the specific fly ash used and to account for the specific properties of the fly ash concrete thus resulting. The ratio of the amount of the fly ash to the total amount of fly ash and cement in the mix shall not exceed 40 percent.

5. Use the following normal-weight aggregates: ASTM C 33, coarse aggregate or better, graded. Provide aggregates from a single source conforming to the following:

Maximum Coarse-Aggregate Size: typically ¾" nominal diameter
Fine Aggregate: free of materials with deleterious reactivity to alkali in cement

6. Lightweight aggregate shall conform to ASTM C 330.

7. Water shall conform to ASTM C 94/C 94M and be potable.

8. Admixtures if used shall be subject to the approval of the structural engineer.

9. Mixing, transporting, and placing of concrete shall conform to ACI 301 and ASTM C 94.

10. Conformance to ACI 305.1 "Specification for Hot Weather Concreting" is required when air temperature is above 90 deg F.

11. Conformance to ACI 306 "Cold Weather Concreting" is required when a period for more than three (3) consecutive days, the average daily air temperature is below 40 deg F and the air temperature is not greater than 50 deg F for more than one-half of any 24 hour period.

12. General contractor shall notify the architect and Structures 48 hours prior to placement of concrete in the foundation.

13. During construction, the contractor shall provide temporary shoring of walls which are ultimately supported top and bottom. Such shoring shall not be removed until the supporting elements are in place, the concrete in the walls and supporting elements has attained the specified 28 day compressive strength (fc') and compaction of the backfill against the wall has been completed.

14. A gravity drainage system is required to prevent the build-up of hydrostatic pressure behind the walls.

15. Detailing of concrete reinforcement bars and accessories shall conform to the recommendations of ACI 315 "Details and Detailing of Concrete Reinforcement" and ACI SP-66 "Detailing Manual". Placing of reinforcing bars shall conform to the recommendations of ACI 315R "Manual of Engineering" and placing drawings for reinforced concrete structures" and CRSI "Manual of Standard Practice".

16. No conduit or piping larger than 1" I.D. shall be run in structural concrete members unless shown on structural drawings.

17. All pipe sleeves in concrete members shall be schedule 40 pipe unless shown otherwise on the structural drawings. Location of the sleeves shall be as approved by the Structural Engineer. Provide 3 additional stirrups each side of each sleeve in beams and space as directed by the Engineer.

18. Reinforced steel shall be deformed new billet steel bars in accordance with A.S.T.M. Specification A615 Grade 60.

19. All stirrups shall be Grade 60 with standard 90 degree hooks.

20. Provide 2-#5 x 4'-0" "L" shaped bars top and bottom at all corners and "T" intersections of beams.

21. All hooks and bends in reinforcing bars shall conform to ACI Standards unless shown otherwise.

22. Reinforcement designated as "continuous" may be spliced using Type "B" splices. Reinforcement bar splice lengths in beams which are located at the centerline of supports for bottom bars and at mid-span for top bars may be 36 bar diameters, unless noted otherwise. Provide standard ACI hooks for top and bottom bars at discontinuous ends of all grade beams.

23. Vertical joints may occur at center of spans at locations reviewed by Structures.

24. Horizontal construction joints in concrete pours shall be permitted only where indicated on the drawings. All construction joints shall be made in the center of spans - see drawings for typical detail. The location of the construction joints shall be as approved by the Architect and the Structural Engineer. Additional reinforcing at construction joints shall be as specified by the Engineer without additional cost to the owner.

25. Construction joints between piers and pier caps, footings and walls or columns, or walls, columns, beams, and the floor system they support shall be prepared by roughening the contact surface to a full amplitude of approximately 1/4 inch leaving the contact surface clean and free of laitance.

26. Reinforcement bars shall not be tack welded, welded, heated, or cut unless indicated on the contract documents or reviewed by the structural engineer.

27. Welding of reinforcement bars, when accepted by the structural engineer, shall conform to the American Welding Society Standard D1.4. Electrodes for shop and field welding of reinforcement bars shall conform to ASTM A233, Class E90XX.

28. Minimum concrete cover protection for reinforcement bars shall be as follows: (see ACI 318 Section 20.6 for conditions not noted)

Concrete exposed to weather	
#5 bars and smaller	1 - 1/2 inches
All other bars	2 inches
Concrete cast against earth	3 inches
Grade beams:	
Top	1 - 1/2 inches
Board formed sides	2 inches
Earth formed sides	3 inches
Bottom	3 inches
Slabs on grade:	
Single layer or top layer	2 inches
Bottom layer cast against soil	3 inches
Bottom layer not cast against soil	2 inches
Columns	1 - 1/2 inches
Pilasters & plinths	2 inches
Slabs on metal forms	3/4 inches (top)
Walls below grade (backfilled side)	2 inches
Walls below grade (no backfill)	3/4 inches

29. Horizontal wall steel shall be continuous with 90 degree bends and 12" returns along each wall at corners.

VOID FORM CONSTRUCTION

1. Void forms shall be 8" min corrugated paper carton forms with a moisture resistant exterior. see drawings for widths. Carton forms shall be grade beam forms by Surevoid Products, Inc. wax coated vertical cell rectangular boxes (or approved equal). Trapezoidal void boxes shall not be used. Diagonal cell boxes shall not be used. Seam pads shall be installed to cover joints in forms to prevent moisture and concrete from flowing into the joints.

2. Soil retainers shall be used on each side of beam to prevent soil from sloughing off in void. Retainers shall be sure-retainer by Motzblock (or approved equal) or backfill retainer produced by Surevoid Products, Inc.

3. Void forms shall be protected from crushing and moisture during construction using a protective cover board as needed.

4. Drilled pier top forms shall be provided to properly form and contain upper portion of the piers. Pier void forms shall be provided to properly create void space adjacent to the upper portion of the drilled piers at slab or beam intersection.

5. Replace wet or damaged void forms before placing concrete. Void forms and accessories shall be installed in accordance with manufacturer's recommendations.

6. Contractor to submit manufacturer product data on product to be used prior to construction for review and approval.

CONCRETE ON STEEL DECK

1. The concrete shall have a compressive strength (f'c) at 28 days of 3500 psi.

2. Floor slab system shall be normal weight concrete 4.5" thick on composite steel deck (3" concrete + 1.5" deck). Composite steel deck shall be 22 gage minimum cold-formed steel conforming to ASTM A653, Structural Quality, Grade 33, G60 coating. Composite steel deck shall be 4.5" concrete on 1.5vl22 composite deck (3"+1.5") reinf. w/ 6x6 w1.4xw1.4 w.w.f. deep and shall have a minimum section modulus of 0.177 inches cubed per foot of width. Reinforce slab with 6x6-w1.4 x w1.4 welded wire fabric.

3. Welded wire fabric shall conform to ASTM A185. Fabric shall be supplied in flat sheets. Fabric shall be lapped two mesh at splices.

4. Properties and allowable stresses of steel floor decks shall be based on the AISI "specification for the design of cold-formed steel structural members". Steel floor deck shall be placed to have a three span configuration where possible and at least a two span configuration unless noted otherwise. General contractor shall coordinate with deck supplier to determine deck gage required for single span conditions.

5. Weld deck to supporting steel and adjoining deck sheets using minimum of 5/8 inch puddle welds in accordance with the American Welding Society standard D1.3. The deck shall be attached to perimeter and interior supporting steel. Provide a sufficient number of welds so that the average spacing of shear stud connectors and welds per deck sheet does not exceed 12 inches on center and the maximum spacing between adjacent points of attachment shall not exceed 18 inches. Deck sheet flutes shall be aligned and deck ends shall be butted over supports.

6. If no other sidelap fastener criteria is provided, steel deck units with spans greater than 5 feet shall have side laps fastened at midspan or 36 inch intervals minimum whichever distance is smaller and sidelap fasteners shall be welds, screws, or crimps (button punching).

7. Closure strips shall be used at discontinuous ends only.

8. In addition to the specifications noted elsewhere, the floor deck concrete shall conform to the following:

Maximum water cement ratio by weight	0.45
Maximum slump prior to plasticizers	4 ½ inches
Maximum aggregate size	1 inch

9. Steel deck shall be free from oil, dirt, and any other deleterious materials that would tend to reduce the bond between the concrete and the steel deck.

10. Provide sufficient chairs, bolster bars, etc. to maintain the welded wire fabric and reinforcement bars at the depth specified.

11. Slump tests shall be made prior to the addition of plasticizers. concrete for the preparation of test cylinders shall be taken from the hose end for concrete placed by pump.

12. All concrete deck mix designs shall be reviewed and approved by the testing agency prior to sending to the engineer of record for approval.

13. Water shall not be added to the concrete at the jobsite unless the total water quantity including the water added at the jobsite does not exceed the total water quantity of the reviewed mix design. It shall be the responsibility of the contractor to coordinate the requirements of the concrete supplier and pumper to meet this requirement and to ensure a pumpable and workable mix. The use of plasticizers, retardants, and other additives shall be at the option of the contractor subject to the approval of Structures. Follow the recommendations of the manufacturer for the proper use of additives. the use of calcium chloride or other chloride bearing salts is not permitted.

14. Place concrete in a manner so as to prevent segregation of the mix. Delay floating and troweling operations until the concrete has lost surface water sheen or all free water. Do not sprinkle free cement on the slab surface. Finishing of slab surfaces shall comply with the recommendations of ACI 302.1 and 304.

15. Provide curing of deck immediately after finishing. Refer to the specifications for requirements. Protect the concrete surface between finishing operations on hot, dry, or windy days or any time plastic shrinkage cracks could develop by using wet burlap, plastic membranes, or fogging. Protect concrete deck at all times from rain, hail, or other injurious effects.

WHEN PRINTED ON 11X17 SHEETS, REDUCE PRINT SCALE TO 50% SO THAT ALL SCALES SHALL BE ½ THE SIZE OF NOTED SCALES.

STRUCTURES
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FIRM NO.: F-3323

WESTOVER ROAD RESIDENCE

1317 WESTOVER ROAD
AUSTIN, TX 78703

ISSUE	DESCRIPTION	DATE
CP-1	CONSTRUCTION DOCUMENTS	07.28.20

STATE OF TEXAS
DANTE ANGELINI
89190
LICENSED
PROFESSIONAL ENGINEER
07.28.20

STRUCTURAL NOTES

DRAWN BY: GF CONTACT: HEO
CHECKED BY: DA JOB #: 20.186

S0.0
OF 24 SHEETS

STRUCTURAL STEEL

1. Contractor shall fabricate and erect steel in accordance with OSHA's safety requirements, including 29 CFR Part 1926 Safety Standards for Steel Erection.
2. All wide flange structural steel shall conform to ASTM Specification A992, including beams and columns.
3. Steel pipe shall conform to ASTM Specification A53, type E or S, Grade B.
4. Other steel shapes such as plates, angles, & channels shall conform to ASTM Specification A36.
5. Tubing (HSS sections) shall conform to ASTM Specification A500, Grade B for rectangular & square sections. Round sections (HSS sections) shall conform to ASTM Specification A500, Grade B.
6. Connection bolts for structural steel members shall be high strength bolts which meet or exceed the requirements of ASTM A325, Type N, X, or SC Class A. Bolts shall be designed as bearing type bolts, except as noted. Bolts shall be installed in accordance with the "snug tight" condition as outlined in the "Specification for Structural Joints Using ASTM A325 or A490 bolts". Bolts shall have a hardened washer placed under the element to be tightened. Connections with oversized round holes and connections with holes slotted in the direction of load shall be designed as "slip critical" with SC Class A bolts. See documents for connections specified as slip critical. Bolts for slip-critical connections shall be tightened by the use of the turn-of-the-nut method or the use of load-indicating type bolts, or load-indicating washers, installed in accordance with the manufacturer's recommendations.
7. Structural steel details and connections shall conform to the standard of the A.I.S.C.. Field connections shall be equivalent to standard framed connections using minimum ¾" A325 bolts with type ASTM A563 nuts and washers in accordance with Section 6 of the A.I.S.C. unless otherwise shown. Connections shall be bolted or welded - see details.
8. Typical connection details along with a pre-designed Standard Wide Flange Beam Shear Connection detail are shown in the Typical Steel Detail sheets. All connections which are not covered by the typical details must be designed by the detailer. Signed and sealed design calculations must be submitted by a registered engineer for such connection conditions.
9. Provide web connections for steel beams at columns unless otherwise noted.
10. Grout for base plates shall be non-shrink and non-metallic conforming to ASTM C827, and shall have a specified compressive strength at 28 days of 5000 psi. Pre-grouting of base plates will not be permitted.
11. The wet setting of base plates shall not be allowed.
12. Splicing of structural steel members is prohibited without prior approval of the Engineer as to location and type of splice to be made. Any member having splice not shown and detailed on shop drawings will be rejected.
13. Welding shall conform to the American Welding Society (AWS) Standard D1.1. Electrodes for shop and field welds shall conform to AWS A5.1 or AWS A5.5, Class E70XX, low hydrogen.
14. Tube columns as noted on drawings shall be slotted to receive connection plates.
15. Include an allowance for 1 ton of erected structural steel to be used as directed in the field for special conditions not covered by note or drawing (labor for erecting same to be included). Upon completion of the project, Owner shall be rebated for any unused portion of allowance materials.
16. Anchor bolts (Anchor rods) shall conform to ASTM A307 or F1554 Grade 36, unless noted otherwise.
17. Penetrations shall not be cut in structural steel members unless so indicated in the drawings or as reviewed by the engineer.
18. Headed concrete anchors (H.C.A.) shall be Nelson or KSM deformed bar anchors (or acceptable equal), and shall conform to ASTM A108, Grades C-1010 though C-1020. Anchors shall be automatically end welded with suitable stud welding equipment. Welding shall be in accordance with the recommendations of the Nelson Stud Welding Company or the KSM Welding Systems Company.
19. Deformed bar anchors (D.B.A.) shall be Nelson or KSM deformed bar anchors (or acceptable equal), and shall be made from cold drawn wire per ASTM A496 conforming to ASTM A108 with a minimum yield strength of 70 KSI. Anchors shall be automatically end welded with suitable welding equipment. Welding shall be in accordance with the recommendations of the Nelson Stud Welding Company or the KSM Welding Systems Company.
20. Beams shall be cambered upward where shown on the contract documents. Where no upward camber is indicated, any mill camber shall be detailed upward in the beams.
21. Clean and prepare all steel surfaces according to SSPC-SP 2 and prime with SSPC-Paint 25 Type 2 primer, U.N.O. on plans or in project specifications. Members embedded in concrete or receiving fireproofing shall not be primed.

POST-INSTALLED ANCHORS

1. Post-installed anchors shall only be used where specified on the drawings.
2. Contractor shall obtain approval from Engineer of Record prior to using post-installed anchors for missing or misplaced cast-in-place anchors.
3. Care shall be given to avoid conflicts with existing rebar. Holes shall be drilled and cleaned per the manufacturer's instructions. Anchors shall be installed per the manufacturer's installation instructions at not less than minimum edge distances and/or spacings indicated in the manufacturer's literature.
4. Unless specified otherwise, anchors shall be embedded in the appropriate substrate with a minimum embedment of 8 times the nominal anchor diameter or the embedment required to support the intended load.
5. Contractor to notify engineer prior to installation for anchor product approval chosen from list below.
6. Substitution requests, for products other than those specified, shall be submitted to the Engineer with calculations that are prepared & sealed by a registered Professional Engineer showing that the substituted product will achieve an equivalent capacity using the appropriate design procedure required by the Building Code.
7. Contact Simpson Strong-Tie at (800) 999-5099 or HILTI at (800) 879-6000 X7980 for product related questions and availability.
8. Acceptable products for installation in concrete are as follows:

A. Expansion anchors shall be:
- Simpson Strong-Tie "Strong-Bolt" per ICC ESR-1771
- Simpson Strong-Tie "Strong-Bolt 2" per ICC ESR-3037
- HILTI "Kwik Bolt TZ" per ICC ESR-1917

B. Screw anchors shall be:
- Simpson Strong-Tie "Titen HD" per ICC ESR-2713
- HILTI "Kwik HUS-EZ" per ICC ESR-3027

C. Adhesive anchors shall be:
- Simpson Strong-Tie "SET-XP Epoxy-Tie Adhesive" per ICC ESR-2508
- HILTI "RE500-SD Epoxy Adhesive" per ICC ESR-2322
- HILTI "HIT-HY200 Adhesive" per ICC ESR-3187

D. Powder Actuated Fasteners shall be:
- Simpson Stong-Tie "Powder-Driven Fasteners" per ICC ESR-2138
- HILTI "X-U Powder-Driven Fasteners" per ICC ESR-2269

9. Acceptable products for installation in grout filled concrete block are as follows:

A. Expansion anchors shall be:
- Simpson Strong-Tie "Wedge-All" per ICC ESR-1396
- HILTI "Kwik Bolt 3" per ICC ESR-1385

B. Screw anchors shall be:
- Simpson Strong-Tie "Titen HD" per ICC ESR-1056

C. Adhesive anchors shall be:
- HILTI "HIT-HY 70 Adhesive Anchoring System" per ICC ESR-2682

10. Acceptable products for installation in the soffit of concrete over profile metal deck are as follows:

A. Expansion anchors shall be:
- Simpson Strong-Tie "Strong-Bolt" per ICC ESR-1771
- HILTI "Kwik Bolt TZ" per ICC ESR-1917
- Simpson Strong-Tie "Strong-Bolt 2" per ICC ESR-3037

B. Screw anchors shall be:
- Simpson Strong-Tie "Titen HD" per ICC ESR-2713

TIMBER

1. Unless otherwise noted, all structural framing lumber shall be clearly marked No. 2 Southern Pine by the SPIB, except wall studs which may be spruce-pine-fir at contractors option.
2. All wood studs shall be full height without intermediate plate line unless detailed otherwise.
3. Solid 2x blocking shall be provided at end and point of support of all wood joists and shall be placed between supports in rows not exceeding 8'-0" apart. All walls shall have 2x solid blocking at 4'-0" o.c. maximum vertically for plate heights exceeding 8'-0". End nail with 2-16d nails or side toe nail with 1-16d nails.
4. Decking: All plywood decking shall be APA Rated Sheathing, Exposure 1. 1⅛" T&G for floors with $^{48}/_{24}$ Span Rating, ⅜" with clips for roofs with $^{40}/_{20}$ Span Rating, use 10d common nails at 6" o.c. at all supported edges, 10d at 12" o.c. at all intermediate supports (1 ⅛" min. penetration). All joints in plywood decking shall be staggered.
5. All exterior walls shall be solid clad with $^{15}/_{32}$" plywood APA Rated Sheathing, Exposure 1, from the top plate to the bottom plate. Attach to frame using 10d nails spaced at 6" o.c. along edges and at 12" at intermediate studs (1-⅜" min. penetration). Staple option: 1-¼" 16 gage at 3" along edges and at 8" at intermediate studs (1" min. penetration). Staples shall have a minimum crown width of 7/16" and shall be installed with their crowns parallel to the long dimension of the framing members.
6. All framing members framing into the side of a header shall be attached using metal joist hangers.
7. Place a single plate at the bottom and a double plate at the top of all stud walls.
8. If nailing is not noted or shown otherwise on plans or details, nailing schedule shall be as follows:

Connection	Nailing
1. Joist to sill or Girder - toenail	(3) - 8d
2. Bridging to joist - -toenail each end	(2) - 8d
3. Sole plate to joist or blocking - typ. face nail	16d at 16" o.c. or brace wall panel (3) - 16d
4. Top plate to stud - endnail/endnail	(2) - 16d
5. Stud to sole plate - toenail	(4) - 8d or end nail.. (2) - 16d
6. Double studs - face nail	16d at 24" o.c.
7. Double top plates - typical face nail	16d at 16" o.c. or lap splice (8) 16d
8. Blocking between joists - toenail	(3) - 8d
9. Rafters to top plate w/ overhang < 2'-0" - toenail	(3) - 8d
10. Rafters to top plate w/ overhang ≥ 2'-0"	provide Simpson h3 hurricane ties
11. Rim joist to top plate - toenail	8d at 16" o.c.
12. Top plates (laps and intersections) - face nail	(2) - 16d
13. Continuous header (two pieces)	16d at 16" o.c. staggered along each edge
14. Ceiling joists to plate - toenail	(3) - 8d
15. Continuous header to stud - toenail	(4) - 8d
16. Ceiling joists (laps over partitions) - face nail	(3) - 16d
17. Ceiling joists to parallel rafters - face nail	(3) - 16d
18. Rafter to plate - toenail	(3) - 8d
19. 1" diagonal brace to each stud and plate - face nail	(2) - 8d
20. Built-up corner studs	16d at 24" o.c.
21. Built-up girder and beams - face nail at top & bottom staggered on opposite sides face nail at ends and at each splice	20d at 32" o.c. (2) - 20d
22. 2" planks - at each bearing	16d
23. Collar tie to rafter - face nail	(3 - 10d
24. Jack rafter to hip - toenail face nail	(3) - 10d (2) - 16d
25. Roof rafter to 2x ridge beam - toenail face nail	(2) - 16d (2) - 16d
26. Joist to band joist - face nail	(3) - 16d
27. Ledger strip - face nail	(3) - 16d

28. Plywood
    Floor, wall and roof sheathing (to framing):
    ⅜" and less 8d
    ½", ⅝" and ¾" 10d
    1-⅛" and 1-¼" 10d
29. Floor plywood: Nails spaced at 6" o.c. at edges and at at 12" o.c. at intermediate supports.
30. Roof plywood: Nails spaced at 6" o.c. at edges and at 12" o.c. at intermediate supports, "H" clips at 24" o.c.
31. Panel siding (to framing):
    ½" or less 6d
    ⅝" 8d

    *Corrosion-resistant siding or casing nails
32. Built-up columns (unless detailed otherwise):

COLUMN TYPE	FASTENERS
2 - 2X4	1 row of 10d nails each side @ 8" o.c. staggered
3 - 2x4	1 row of 30d nails each side @ 8" o.c. staggered
4 - 2x4	1 row of ¾" dia. through bolts @ 8" o.c. staggered
2 - 2x6	2 rows of 10d nails each side @ 8" o.c.
3 - 2x6	2 rows of 30d nails each side @ 8" o.c.
4 - 2x6	2 rows of ⅜" dia. through bolts @ 8" o.c.

9. Wood nailer attachment to steel members ⅜" thick or less: attach 2x nailer with 0.177" diameter x 1-⅛" long HILTI X-AL-H powder actuated fasteners spaced at 8" o.c. staggered or with an approved alternative.
10. Exterior sole plates and interior shear wall plates shall be attached to concrete foundations with ½" Ø anchor bolts spaced at a maximum of 6'-0" o.c. There shall be a minimum of 2 bolts per plate section with one bolt located not more than 12" or less than 7 bolt diameter from each end of the plate section. At interior load bearing walls not part of the lateral bracing system sole plates shall be anchored in same manner or with 0.177" Ø x 2 ⅝" long Hilti X-AL-H power actuated fasteners at 16" o.c. or with an approved alternative.
11. Common wire nails or spikes, or galvanized box nails shall be used for all framing unless noted otherwise.
12. Fasteners, including bolts, lag screws, and drift pins with diameters ⅛" or greater shall conform to SAE J 429 Grade 1. Bolts shall be installed per AMSI/ASME Standard B18.2.1.

PRE-ENGINEERED WOOD TRUSSES

1. Trusses shall be designed in accordance with the Truss Plate Institute design specifications for plate evaluation and National Design Specification for nail values.
2. Plates shall be designed for axial load eccentricity and section of metal.
3. Truss members shall be clamped into a mechanical or hydraulic jig with sufficient pressure to bring members into reasonable contact at all joints during application of connector plates.
4. Adequate anchorage and erection bracing shall be provided.
5. Plates shall be manufactured from 20 gauge zinc-coated (hot dip process) sheet conforming to current ASTM-A-93.
6. All timber truss members shall be Grade #2 Southern Yellow Pine with a maximum moisture content of 19%.
7. All trusses shall be designed for loads as noted on structural plans and sections.
8. All overhangs shall be designed for 10 pounds per square foot wind load upwards.
9. For size and location of mechanical openings see mechanical drawings.
10. Truss manufacturer shall submit shop drawings for approval.

LAMINATED VENEER LUMBER (LVL)

1. All laminated veneer lumber (LVL) shall be of species so. pine, Grade 1.9E & shall provide the following allowable design values:
    - 2600 psi in bending
    - 285 psi in horizontal shear
    - 1,900,000 psi in modulus of elasticity
2. Multiple plies shall be attached together with a minimum of:
    - 2 rows of 10d common nails @ 12" o.c., 2" from top and bottom.
    - 3 rows of 10d common nails @ 12" o.c. for beam depths 14" or greater, 2" from top and bottom.
    - For multiple plies of 4, 2 rows of ½" Ø A307 bolts w/ washers @ 16" o.c., 2" from top and bottom.
3. Load must be applied evenly across entire beam width, u.n.o. If unable, follow manufacturer specifications for side-loaded beams or contact engineer.
4. LVL beams shall only be penetrated in the middle third span. Do not notch LVL beams without approval from Engineer. The maximum allowable round hole size is 2" for beams 7 ¼" in depth or more. Rectangular holes are not allowed. Holes shall be located in the middle third of the depth & spaced a minimum of 2x diameter of the largest hole.

COORDINATION

1. Only certain of the required sleeve openings in structural framing component members, and only certain of the required framed openings in and/or through structural assembly are indicated on the structural series drawings. However, all sleeves, inserts and openings, including frames and/or sleeves, therefore, shall be provided for passage, provision and/or incorporation of the work of the contract, including but not limited to Mechanical, Electrical, and Plumbing work. The providing for sleeves or framed openings shall include the verification of sizes, alignment, dimension, position, locations, elevations, and grades as required to serve the intended purpose. Openings not indicated on the structural series drawings, but required as above, shall have been approved by the engineer.
2. Refer to Architectural, Mechanical, Electrical, and Plumbing series drawings for floor elevations, slopes, drains, and location of depressed and elevated floor areas.
3. Structural series drawings shall be compared with drawings of other series; differences shall be referred to the Architect for instruction.
4. Compatibility of accommodation and provision for building equipment supported on or from structural components shall be verified as to size, dimension, clearances, accessibility, weights, and reaction with the equipment for which the accommodation has been designed prior to submission of shop drawings and submittal data for each equipment and for structural components; differences shall be referred to the Architect for review and approval and notation.
5. The structural system of this building is designed to perform as a completed unit. Prior to completion of the structure, structural components may be unstable and it is the responsibility of the contractor, or the client in the absence of a general contractor, to provide temporary shoring and/or bracing as required for the stability of the incomplete structure and for the safety of all on-site personnel.

WHEN PRINTED ON 11X17 SHEETS, REDUCE PRINT SCALE TO 50% SO THAT ALL SCALES SHALL BE ½ THE SIZE OF NOTED SCALES.

STRUCTURES

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WESTOVER ROAD RESIDENCE

1317 WESTOVER ROAD
AUSTIN, TX 78703

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CP-1	CONSTRUCTION DOCUMENTS	07.28.20

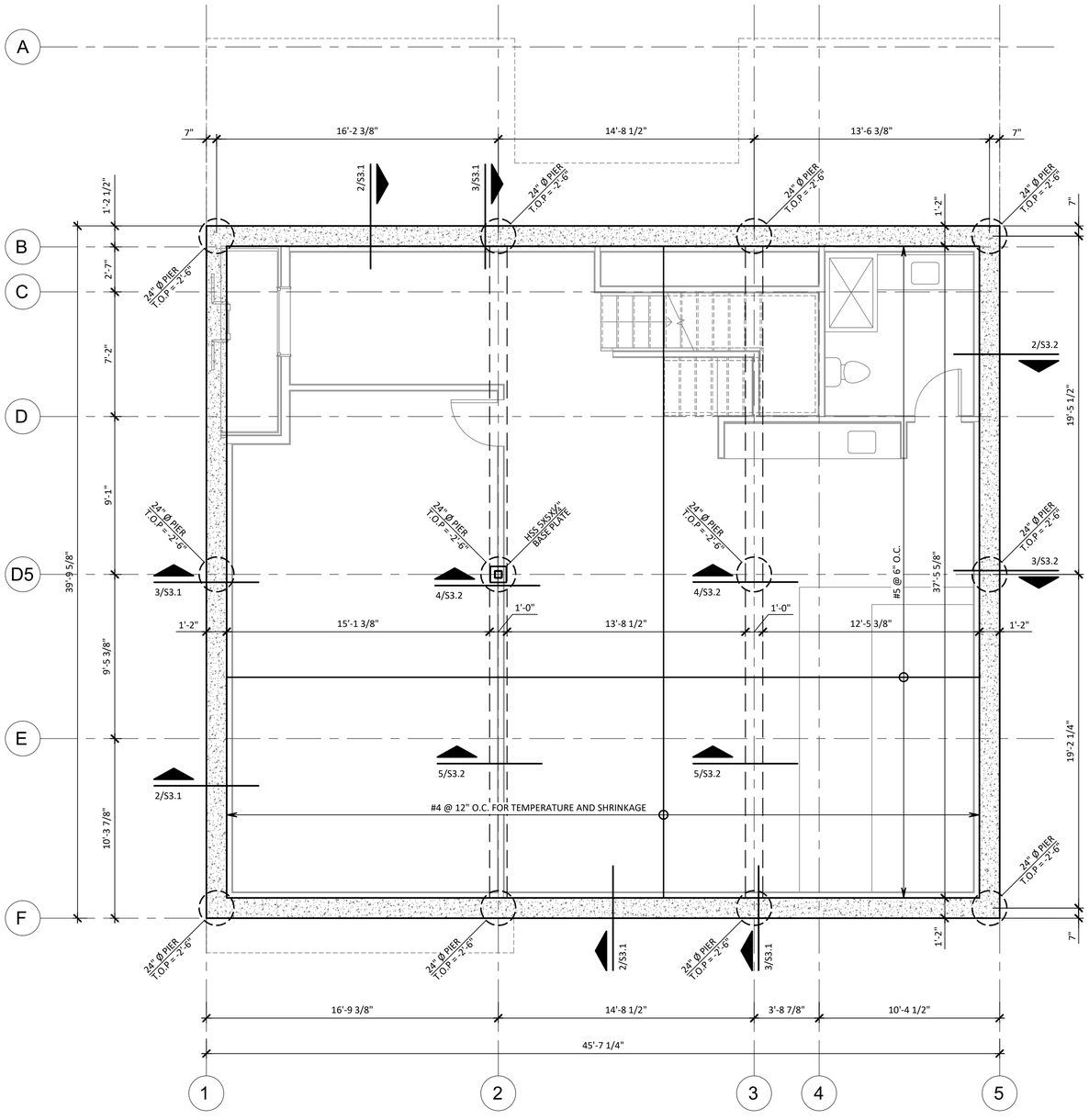
STATE OF TEXAS
DANTE ANGELINI
89190
LICENSED
PROFESSIONAL ENGINEER
07.28.20

STRUCTURAL NOTES

DRAWN BY: GF CONTACT: HEO
CHECKED BY: DA JOB #: 20.186

S0.1

OF 24 SHEETS



PLAN NORTH

1 BASEMENT FOUNDATION PLAN

1 / 4" = 1' - 0"

FOUNDATION PLAN NOTES

1. SEE SHEET S0.0 FOR BUILDING PAD SPECIFICATIONS.
2. VERIFY AND COORDINATE ALL DIMENSIONS, ELEVATIONS, DROPS AND SLOPES WITH ARCHITECTURAL PLANS.
3. TOP OF SLAB (T.O.S) ELEVATION SHALL BE + 603' - 1 ¼".
4. SLAB SHALL BE 7" THICK OVER 12" DEEP VOID FORMS MINIMUM, REINFORCED WITH #5 @ 6" O.C. AND #4 @ 12" FOR TEMPERATURE AND SHRINKAGE AS INDICATED ON PLAN.
5. PROVIDE (2) #5 X 4'-0" "L" SHAPED BARS TOP AND BOTTOM AT ALL CORNERS AND "T" INTERSECTIONS OF BEAMS.
6. THESE STRUCTURAL DOCUMENTS DO NOT ADDRESS WATER ISSUES AS IT RELATES TO BUT NOT LIMITED TO SITE DRAINAGE, ROOF RUNOFF, OR WATER INTRODUCED BY ADJACENT PROPERTIES. ADEQUATE DRAINAGE SHALL BE PROVIDED TO LIMIT THE EFFECTS OF EROSION AND TO MAINTAIN THE INTEGRITY OF THE STRUCTURAL SYSTEM DESCRIBED. WATER ISSUES AND/OR WATERPROOFING ARE THE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR AND ARE BEYOND THE SCOPE OF THESE DOCUMENTS.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CERTIFY THAT THE COMPOSITION OF THE FILL MATERIAL USED AND ITS COMPACTION ARE IN ACCORDANCE WITH THE BUILDING PAD NOTES SPECIFIED ON SHEET S0.0.
8. SEE SHEET S4.0 FOR BASE PLATE DETAILS.
9. SEE S3 SHEET SERIES FOR FOUNDATION DETAILS.
10. SEE SHEET S0.0 FOR ADDITIONAL NOTES.

WHEN PRINTED ON 11X17 SHEETS, REDUCE PRINT SCALE TO 50% SO THAT ALL SCALES SHALL BE ½ THE SIZE OF NOTED SCALES.

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BASEMENT
FOUNDATION PLAN

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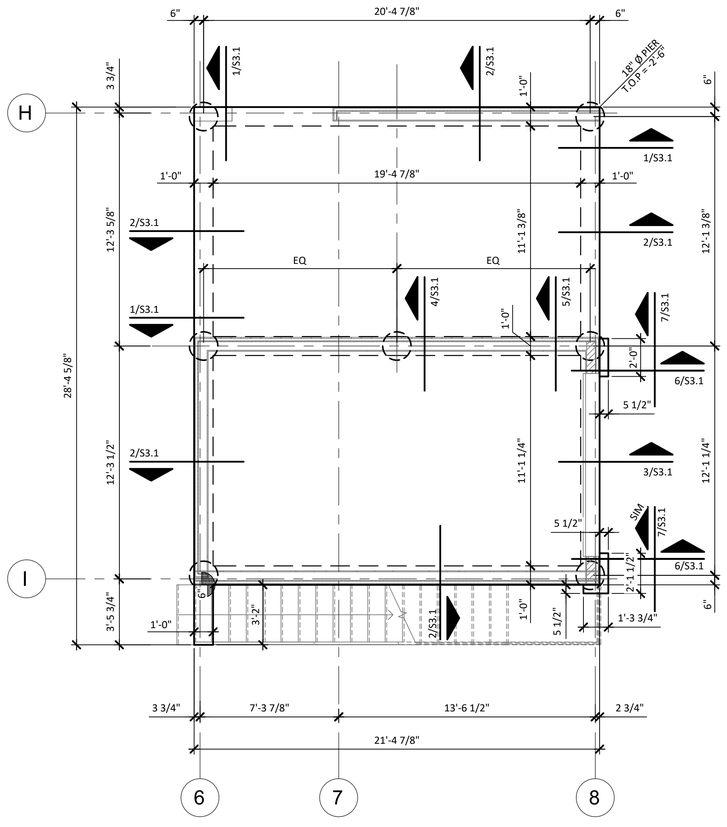

PLAN NORTH

1 GARAGE AND CARPORT FOUNDATION PLAN

1 / 4" = 1' - 0"

FOUNDATION PLAN NOTES

1. SEE SHEET S0.0 FOR BUILDING PAD SPECIFICATIONS.
2. VERIFY AND COORDINATE ALL DIMENSIONS, ELEVATIONS, DROPS AND SLOPES WITH ARCHITECTURAL PLANS.
3. TOP OF SLAB (T.O.S) ELEVATION SHALL BE
4. SLAB SHALL BE 6" MINIMUM THICKNESS CAST OVER 8" MINIMUM DEEP VOID FORMS, REINFORCED WITH #4 @ 12" O.C., EACH WAY AT MID-DEPTH OF SLAB.
5. PROVIDE (2) #5 X 4'-0" "L" SHAPED BARS TOP AND BOTTOM AT ALL CORNERS AND "T" INTERSECTIONS OF BEAMS.
6. THESE STRUCTURAL DOCUMENTS DO NOT ADDRESS WATER ISSUES AS IT RELATES TO BUT NOT LIMITED TO SITE DRAINAGE, ROOF RUNOFF, OR WATER INTRODUCED BY ADJACENT PROPERTIES. ADEQUATE DRAINAGE SHALL BE PROVIDED TO LIMIT THE EFFECTS OF EROSION AND TO MAINTAIN THE INTEGRITY OF THE STRUCTURAL SYSTEM DESCRIBED. WATER ISSUES AND/OR WATERPROOFING ARE THE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR AND ARE BEYOND THE SCOPE OF THESE DOCUMENTS.
7. SEE SHEET S4.0 FOR BASE PLATE DETAILS.
8. SEE S3 SHEET SERIES FOR FOUNDATION DETAILS.
9. ANCHOR BOLTS FOR SIMPSON STRONG-WALL MUST BE CAST IN PLACE. SUPPLEMENTAL ANCHOR BOLT TEMPLATE PRODUCTS FROM SIMPSON ARE RECOMMENDED FOR ACCURATE PLACEMENT OF BOLTS. SEE SIMPSON CATALOG FOR MORE INFO REGARDING ANCHOR BOLT SIZE, OFFSET FROM EDGE OF CONCRETE, SPACING OF BOLTS AND ANY OTHER INSTALLATION REQUIREMENTS NOT COVERED IN THESE PLANS.
10. SEE SHEET S0.0 FOR ADDITIONAL NOTES.

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GARAGE AND CARPORT FOUNDATION PLAN

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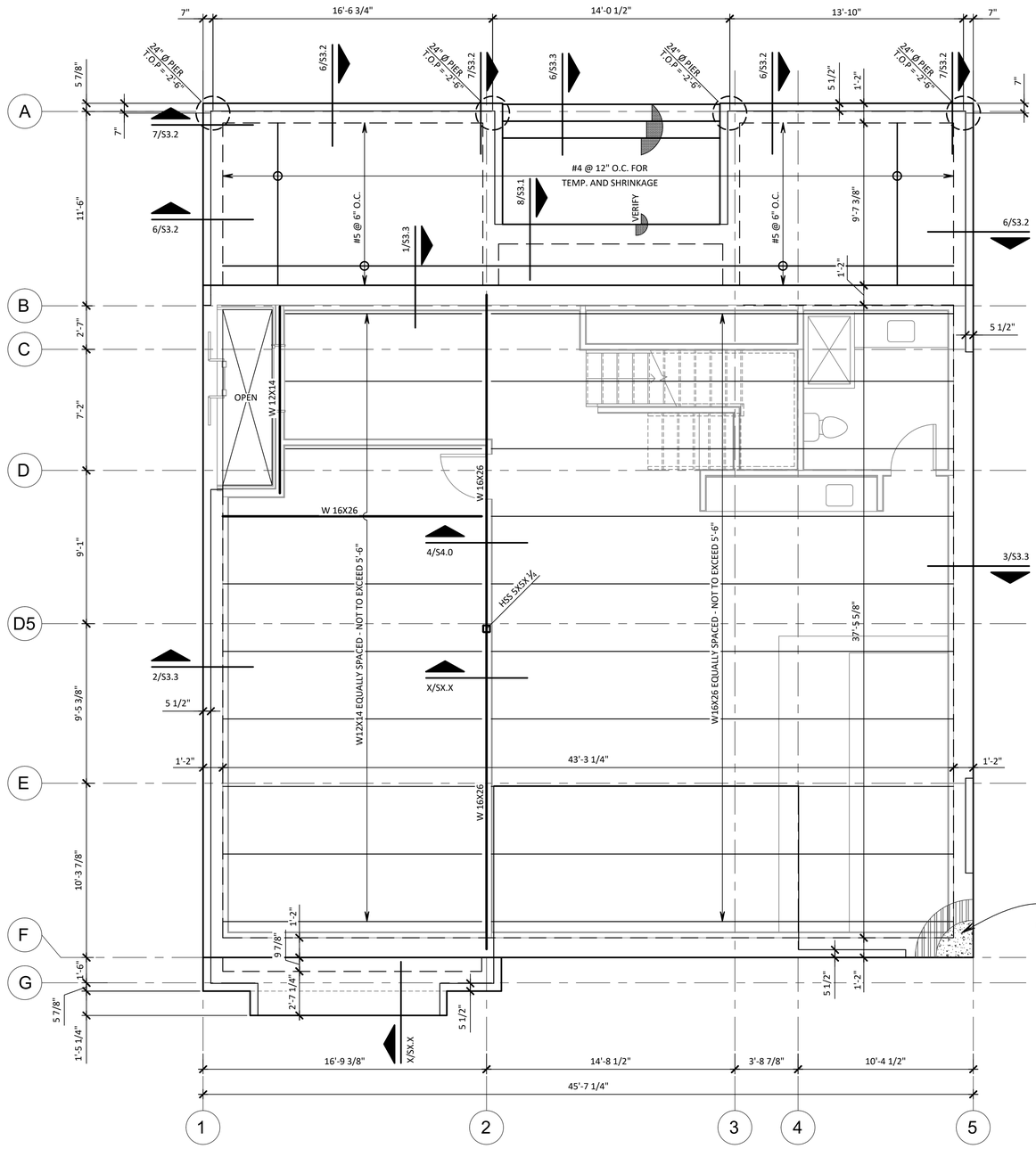

PLAN NORTH

1 GROUND FLOOR FOUNDATION / FRAMING PLAN

1 / 4" = 1' - 0"

FOUNDATION PLAN NOTES

1. SEE SHEET S0.0 FOR BUILDING PAD SPECIFICATIONS.
2. VERIFY AND COORDINATE ALL DIMENSIONS, ELEVATIONS, DROPS AND SLOPES WITH ARCHITECTURAL PLANS.
3. TOP OF SLAB (T.O.S) ELEVATION SHALL BE + 603' - 1 ¼".
4. SLAB SHALL BE 7" THICK OVER 8" DEEP VOID FORMS MINIMUM, REINFORCED WITH #5 @ 6" O.C. AND #4 @ 12" FOR TEMPERATURE AND SHRINKAGE AS INDICATED ON PLAN.
5. PROVIDE (2) #5 X 4'-0" "L" SHAPED BARS TOP AND BOTTOM AT ALL CORNERS AND "T" INTERSECTIONS OF BEAMS.
6. THESE STRUCTURAL DOCUMENTS DO NOT ADDRESS WATER ISSUES AS IT RELATES TO BUT NOT LIMITED TO SITE DRAINAGE, ROOF RUNOFF, OR WATER INTRODUCED BY ADJACENT PROPERTIES. ADEQUATE DRAINAGE SHALL BE PROVIDED TO LIMIT THE EFFECTS OF EROSION AND TO MAINTAIN THE INTEGRITY OF THE STRUCTURAL SYSTEM DESCRIBED. WATER ISSUES AND/OR WATERPROOFING ARE THE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR AND ARE BEYOND THE SCOPE OF THESE DOCUMENTS.
7. SEE SHEET S4.0 FOR BASE PLATE DETAILS.
8. SEE S3 SHEET SERIES FOR FOUNDATION DETAILS.
9. SEE SHEET S0.0 FOR ADDITIONAL NOTES.

FRAMING PLAN NOTES

1. FINISH FLOOR ELEVATION = + 613'-6". TOP OF STEEL ELEVATIONS = + 14'-3 ½", U.N.O. ON PLAN.
2. REF. SHEET S0.0 FOR STRUCTURAL NOTES.
3. FLOOR DECK SHALL BE 4.5" CONCRETE ON 1.5VL22 COMPOSITE DECK (3"+1.5") REINF. W/ 6X6 W1.4XW1.4 W.W.F.
4. REFER X/SX.X FOR DECK OPENING DETAIL. VERIFY AND COORDINATE ALL DECK PENETRATIONS WITH MEP AND STRUCTURAL ENGINEER.

WHEN PRINTED ON 11X17 SHEETS, REDUCE PRINT SCALE TO 50% SO THAT ALL SCALES SHALL BE ½ THE SIZE OF NOTED SCALES.

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GROUND FLOOR FOUNDATION / FRAMING PLAN

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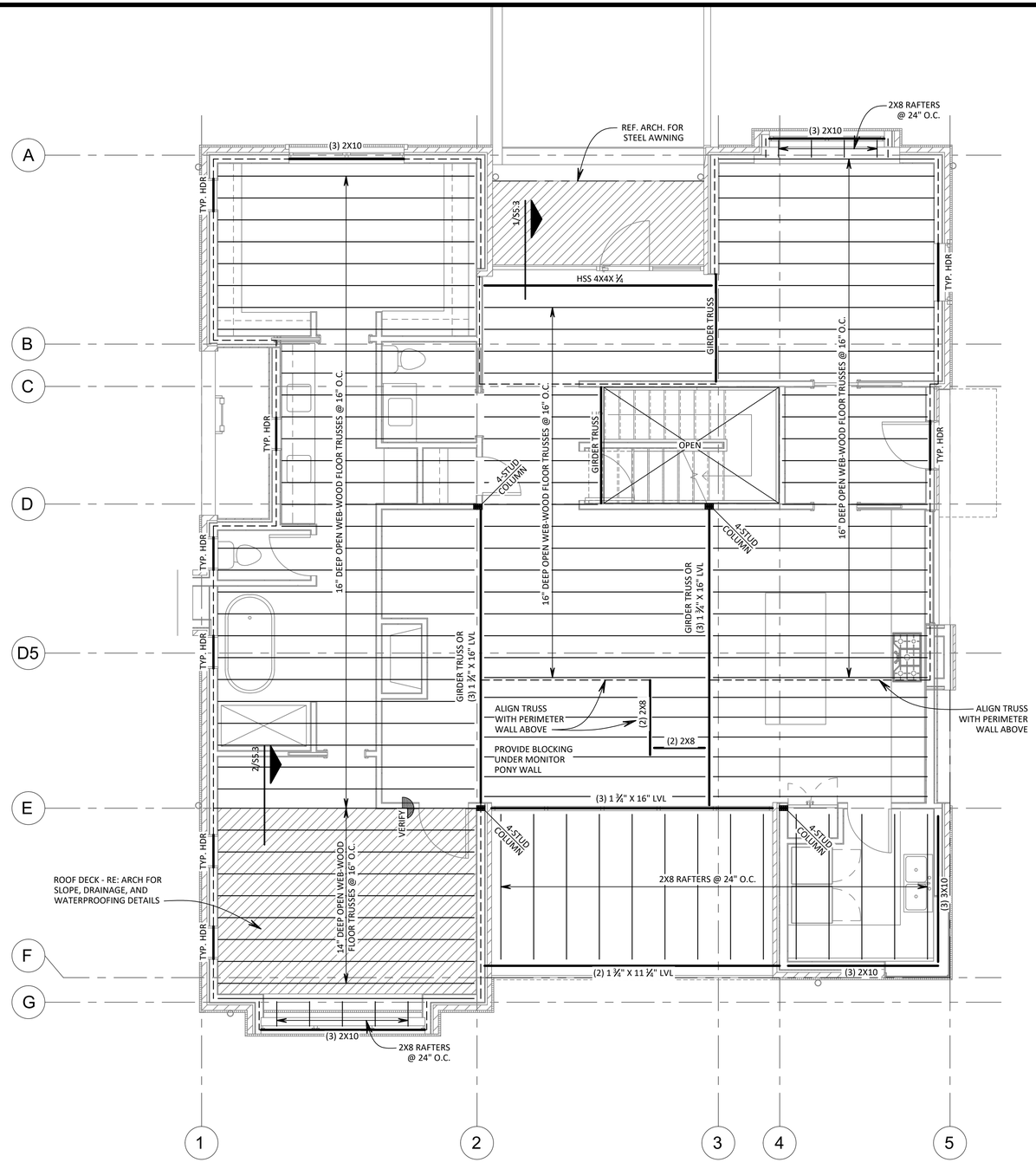

PLAN NORTH

1 SECOND FLOOR AND LOW ROOF FRAMING PLAN

1 / 4" = 1' - 0"

FRAMING PLAN NOTES

1. REFER TO ARCHITECT FOR ROOF SLOPES, ROOF OVERHANG DIMENSIONS AND EAVE DETAILS.
2. ALL ROOF RAFTERS SHALL BE 2X8 SPACED @ 24" O.C. W/ A MAXIMUM UNSUPPORTED HORIZONTAL SPAN OF 11'-0", U.N.O. ON PLAN.
3. ALL FLOOR JOISTS SHALL BE PRE-ENGINEERED FLOOR TRUSSES TO BE DESIGNED BY THE TRUSS MANUFACTURER FOR THE SUPERIMPOSED LOADS STATED ON SHEET S0.0, U.N.O. ON PLAN.
4. RIDGE MEMBERS SHALL BE 2X10 OR 2X12 WITH A MAXIMUM UNSUPPORTED HORIZONTAL SPAN OF 6'-0" U.N.O. ON PLAN.
5. ALL LOAD BEARING WALLS SHALL BE 2X6 STUDS @ 16" O.C. MINIMUM FOR EXTERIOR WALLS AND 2X4 STUDS @ 16" O.C. MINIMUM FOR INTERIOR WALLS AND ARE INDICATED AS: — — — —
6. ALL CRIPPLE LOCATIONS ARE INDICATED AS: OR SEE DETAIL 4/S5.1 FOR TYPICAL DETAIL.
7. ALL WALLS SHOWN ARE FROM FLOOR BELOW.
8. ALL WALLS INCLUDING GABLE END WALLS SHALL BE FRAMED FULL HEIGHT WITH NO INTERMEDIATE PLATES.
6. CEILING JOISTS SHALL MEET OR EXCEED THE FOLLOWING CRITERIA:

FOR UNINHABITABLE ATTICS WITH LIMITED STORAGE:

JOIST SIZE	SPACING	MAXIMUM SPAN
2X6	24" O.C.	11'-0"
2X8	24" O.C.	14'-2"
2X10	24" O.C.	16'-11"

*DOUBLE ALL CEILING JOISTS SUPPORTING ROOF RIDGE LOADS

FOR UNINHABITABLE ATTICS WITHOUT STORAGE:

JOIST SIZE	SPACING	MAXIMUM SPAN
2X6	24" O.C.	15'-6"
2X8	24" O.C.	20'-1"
2X10	24" O.C.	23'-11"

*DOUBLE ALL CEILING JOISTS SUPPORTING ROOF RIDGE LOADS

7. ALL HEADERS SHALL BE FULLY SUPPORTED BY 2-STUD COLUMNS, U.N.O. ON PLAN. HEADERS MARKED (TYP. HDR) SHALL BE (3) 2X6 MIN. @ 2X6 STUD WALLS & (2) 2X8 MIN. @ 2X4 STUD WALLS.
8. ALL JOIST HANGERS ARE INDICATED AS AND SHALL BE THE FOLLOWING BY SIMPSON STRONGTIE*:
   - 2X FLOOR TRUSS..... PER TRUSS MANUFACTURER'S SPEC.
   *ALL HANGERS SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS
9. SEE SHEET S0.0 FOR ADDITIONAL NOTES.

WHEN PRINTED ON 11X17 SHEETS, REDUCE PRINT SCALE TO 50% SO THAT ALL SCALES SHALL BE ½ THE SIZE OF NOTED SCALES.

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SECOND FLOOR AND LOW ROOF FRAMING PLAN

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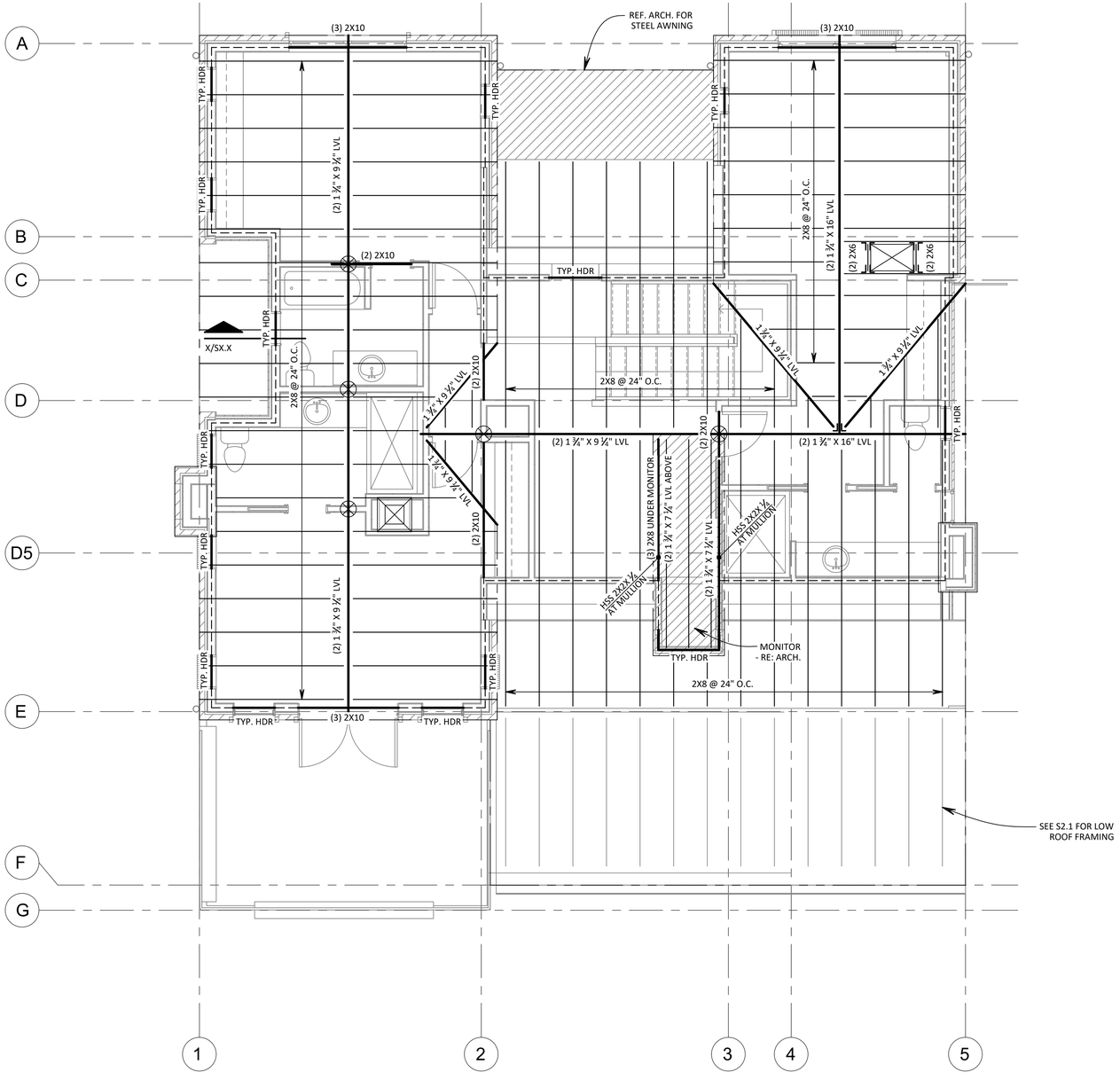

PLAN NORTH

1 ROOF FRAMING PLAN

1 / 4" = 1' - 0"

FRAMING PLAN NOTES

1. REFER TO ARCHITECT FOR ROOF SLOPES, ROOF OVERHANG DIMENSIONS AND EAVE DETAILS.
2. ALL ROOF RAFTERS SHALL BE 2X8 SPACED @ 24" O.C. W/ A MAXIMUM UNSUPPORTED HORIZONTAL SPAN OF 11'-0" OR 2X10 @ 24" O.C. WITH A MAXIMUM SPAN OF 14'-0", U.N.O. ON PLAN.
3. RIDGE MEMBERS SHALL BE 2X10 OR 2X12 WITH A MAXIMUM UNSUPPORTED HORIZONTAL SPAN OF 6'-0" U.N.O. ON PLAN.
4. ALL LOAD BEARING WALLS SHALL BE 2X6 STUDS @ 16" O.C. MINIMUM FOR EXTERIOR WALLS AND 2X4 STUDS @ 16" O.C. MINIMUM FOR INTERIOR WALLS AND ARE INDICATED AS: — — — —
5. ALL CRIPPLE LOCATIONS ARE INDICATED AS: OR SEE DETAIL 4/S5.1 FOR TYPICAL DETAIL.
6. ALL WALLS SHOWN ARE FROM FLOOR BELOW.
7. ALL WALLS INCLUDING GABLE END WALLS SHALL BE FRAMED FULL HEIGHT WITH NO INTERMEDIATE PLATES.
6. CEILING JOISTS SHALL MEET OR EXCEED THE FOLLOWING CRITERIA:

FOR UNINHABITABLE ATTICS WITH LIMITED STORAGE:

JOIST SIZE	SPACING	MAXIMUM SPAN
2X6	24" O.C.	11'-0"
2X8	24" O.C.	14'-2"
2X10	24" O.C.	16'-11"

*DOUBLE ALL CEILING JOISTS SUPPORTING ROOF RIDGE LOADS

FOR UNINHABITABLE ATTICS WITHOUT STORAGE:

JOIST SIZE	SPACING	MAXIMUM SPAN
2X6	24" O.C.	15'-6"
2X8	24" O.C.	20'-1"
2X10	24" O.C.	23'-11"

*DOUBLE ALL CEILING JOISTS SUPPORTING ROOF RIDGE LOADS

7. ALL HEADERS SHALL BE FULLY SUPPORTED BY 2-STUD COLUMNS, U.N.O. ON PLAN. HEADERS MARKED (TYP. HDR) SHALL BE (3) 2X6 MIN. @ 2X6 STUD WALLS & (2) 2X8 MIN. @ 2X4 STUD WALLS.
8. ALL JOIST HANGERS ARE INDICATED AS AND SHALL BE THE FOLLOWING BY SIMPSON STRONGTIE*:
   - (2) 2X6..... LUS26-2
   - (2) 1 ¾" X 16" LVL..... HU414

   *ALL HANGERS SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS
9. SEE SHEET S0.0 FOR ADDITIONAL NOTES.

WHEN PRINTED ON 11X17 SHEETS, REDUCE PRINT SCALE TO 50% SO THAT ALL SCALES SHALL BE ½ THE SIZE OF NOTED SCALES.

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ROOF
FRAMING PLAN

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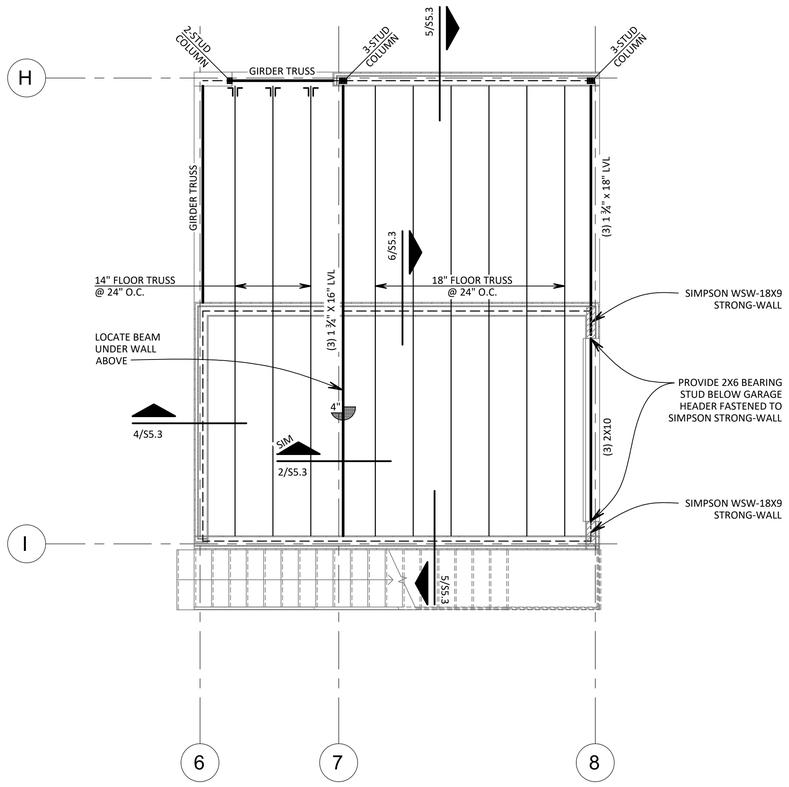
7 OF 24 SHEETS



PLAN NORTH

1 GARAGE AND CARPORT FLOOR FRAMING PLAN

1 / 4" = 1' - 0"

FRAMING PLAN NOTES

1. REFER TO ARCHITECT FOR ROOF SLOPES, ROOF OVERHANG DIMENSIONS AND EAVE DETAILS.
2. ALL FLOOR JOISTS SHALL BE PRE-ENGINEERED FLOOR TRUSSES TO BE DESIGNED BY THE TRUSS MANUFACTURER FOR THE SUPERIMPOSED LOADS STATED ON SHEET S0.0, U.N.O. ON PLAN.
3. RIDGE MEMBERS SHALL BE (2) 1 ¾" x 11 ¼" LVL.
4. ALL LOAD BEARING WALLS SHALL BE 2X6 STUDS @ 16" O.C. MINIMUM FOR EXTERIOR WALLS AND ARE INDICATED AS: ═ ═ ═
5. ALL WALLS SHOWN ARE FROM FLOOR BELOW.
6. ALL WALLS INCLUDING GABLE END WALLS SHALL BE FRAMED FULL HEIGHT WITH NO INTERMEDIATE PLATES.
6. CEILING JOISTS SHALL MEET OR EXCEED THE FOLLOWING CRITERIA:

   FOR UNINHABITABLE ATTICS WITH LIMITED STORAGE:

JOIST SIZE	SPACING	MAXIMUM SPAN
2X6	24" O.C.	11'-0"
2X8	24" O.C.	14'-2"
2X10	24" O.C.	16'-11"

   *DOUBLE ALL CEILING JOISTS SUPPORTING ROOF RIDGE LOADS

   FOR UNINHABITABLE ATTICS WITHOUT STORAGE:

JOIST SIZE	SPACING	MAXIMUM SPAN
2X6	24" O.C.	15'-6"
2X8	24" O.C.	20'-1"
2X10	24" O.C.	23'-11"

   *DOUBLE ALL CEILING JOISTS SUPPORTING ROOF RIDGE LOADS

7. ALL HEADERS SHALL BE FULLY SUPPORTED BY 2-STUD COLUMNS, U.N.O. ON PLAN. HEADERS MARKED (TYP. HDR) SHALL BE (3) 2X6 MIN. @ 2X6 STUD WALLS & (2) 2X8 MIN. @ 2X4 STUD WALLS.
8. ALL JOIST HANGERS ARE INDICATED AS ⊨— AND SHALL BE THE FOLLOWING BY SIMPSON STRONGTIE*:
   - 2X FLOOR TRUSS..... PER TRUSS MANUFACTURER'S SPEC.

   *ALL HANGERS SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS
9. SEE SHEET S0.0 FOR ADDITIONAL NOTES.

WHEN PRINTED ON 11X17 SHEETS, REDUCE PRINT SCALE TO 50% SO THAT ALL SCALES SHALL BE ½ THE SIZE OF NOTED SCALES.

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GARAGE AND CARPORT FRAMING PLAN

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CHECKED BY: DA JOB #: 20.186

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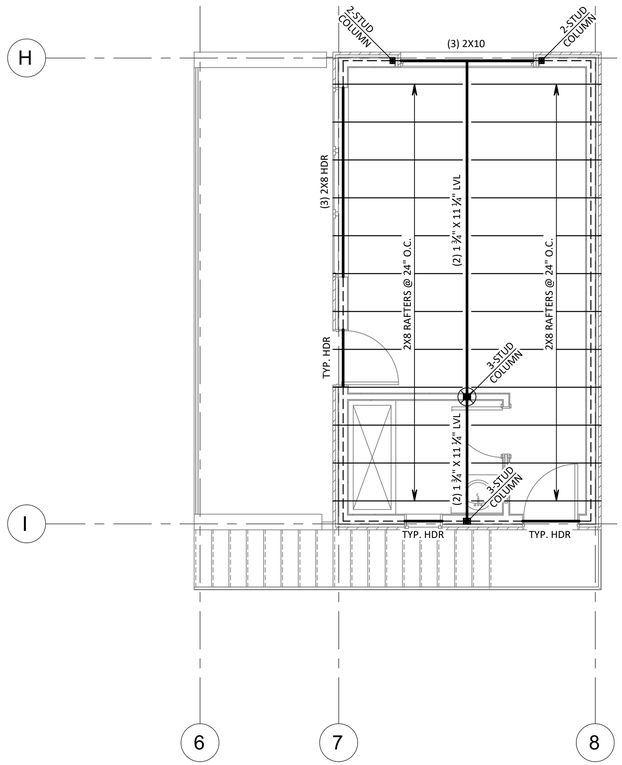
8 OF 24 SHEETS



PLAN NORTH

2 EFFICIENCY ROOF FRAMING PLAN

1 / 4" = 1' - 0"

FRAMING PLAN NOTES

1. REFER TO ARCHITECT FOR ROOF SLOPES, ROOF OVERHANG DIMENSIONS AND EAVE DETAILS.
2. ALL ROOF RAFTERS SHALL BE 2X8 SPACED @ 24" O.C. W/ A MAXIMUM UNSUPPORTED HORIZONTAL SPAN OF 11'-0".
3. RIDGE MEMBERS SHALL BE (2) 1 ¾" x 11 ¼" LVL.
4. ALL LOAD BEARING WALLS SHALL BE 2X6 STUDS @ 16" O.C. MINIMUM FOR EXTERIOR WALLS AND 2X4 STUDS @ 16" O.C. MINIMUM FOR INTERIOR WALLS AND ARE INDICATED AS: = = = =
5. ALL CRIPPLE LOCATIONS ARE INDICATED AS: OR SEE DETAIL 4/S5.1 FOR TYPICAL DETAIL.
6. ALL WALLS SHOWN ARE FROM FLOOR BELOW.
7. ALL WALLS INCLUDING GABLE END WALLS SHALL BE FRAMED FULL HEIGHT WITH NO INTERMEDIATE PLATES.
8. CEILING JOISTS SHALL MEET OR EXCEED THE FOLLOWING CRITERIA:

   FOR UNINHABITABLE ATTICS WITH LIMITED STORAGE:

JOIST SIZE	SPACING	MAXIMUM SPAN
2X6	24" O.C.	11'-0"
2X8	24" O.C.	14'-2"
2X10	24" O.C.	16'-11"

*DOUBLE ALL CEILING JOISTS SUPPORTING ROOF RIDGE LOADS

   FOR UNINHABITABLE ATTICS WITHOUT STORAGE:

JOIST SIZE	SPACING	MAXIMUM SPAN
2X6	24" O.C.	15'-6"
2X8	24" O.C.	20'-1"
2X10	24" O.C.	23'-11"

*DOUBLE ALL CEILING JOISTS SUPPORTING ROOF RIDGE LOADS

9. ALL HEADERS SHALL BE FULLY SUPPORTED BY 2-STUD COLUMNS, U.N.O. ON PLAN. HEADERS MARKED (TYP. HDR) SHALL BE (3) 2X6 MIN. @ 2X6 STUD WALLS & (2) 2X8 MIN. @ 2X4 STUD WALLS.
10. SEE SHEET S0.0 FOR ADDITIONAL NOTES.

WHEN PRINTED ON 11X17 SHEETS, REDUCE PRINT SCALE TO 50% SO THAT ALL SCALES SHALL BE ½ THE SIZE OF NOTED SCALES.

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WESTOVER ROAD RESIDENCE

1317 WESTOVER ROAD
AUSTIN, TX 78703

ISSUE	DESCRIPTION	DATE
CP-1	CONSTRUCTION DOCUMENTS	07.28.20

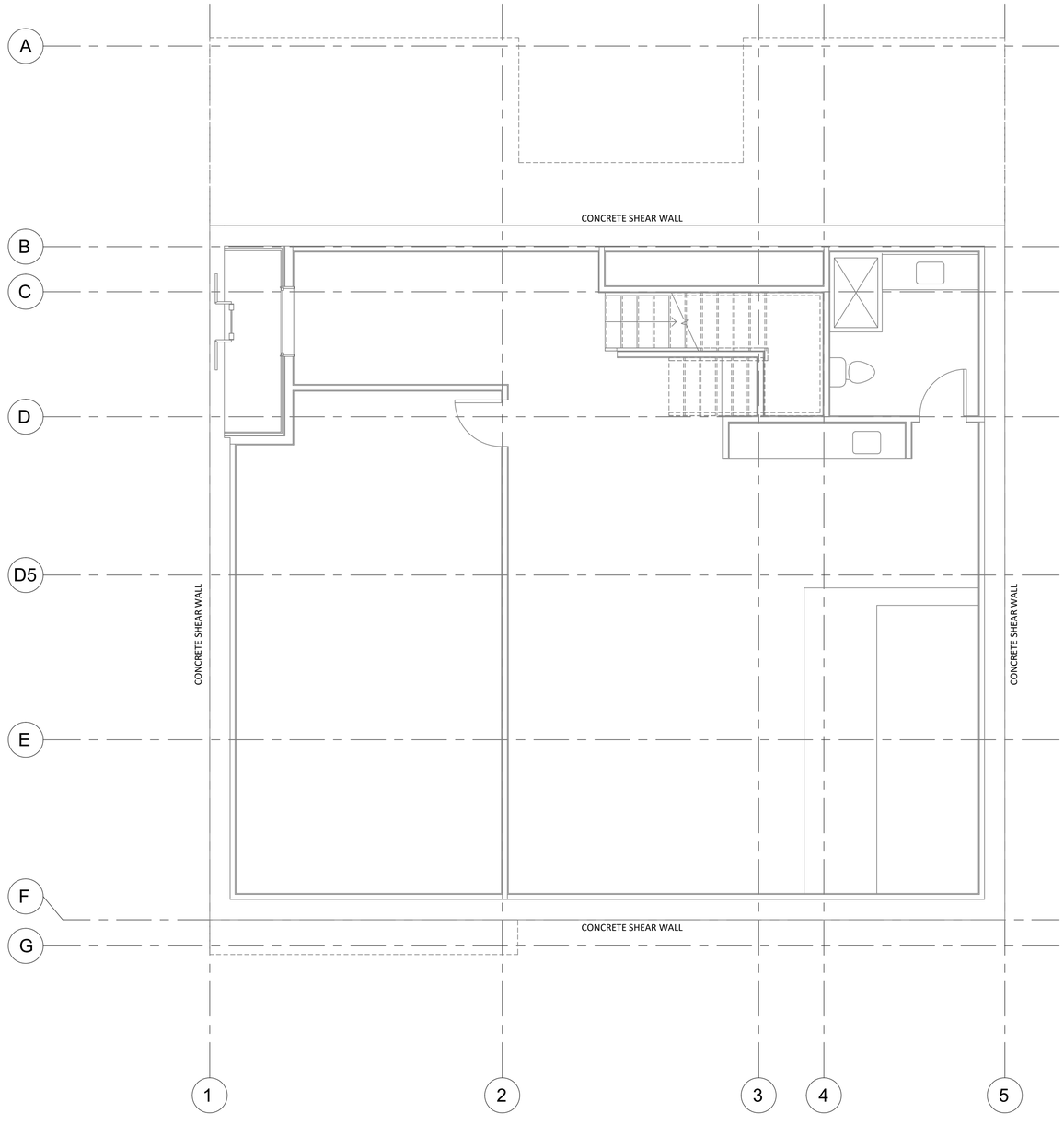
STATE OF TEXAS
DANTE ANGELINI
89190
LICENSED
PROFESSIONAL ENGINEER
07.28.20

EFFICIENCY
ROOF FRAMING PLAN

DRAWN BY: GF CONTACT: HEO
CHECKED BY: DA JOB #: 20.186

S2.4

9 OF 24 SHEETS



PLAN NORTH

1 BASEMENT LATERAL BRACING PLAN

1 / 4" = 1' - 0"

WHEN PRINTED ON 11X17 SHEETS, REDUCE PRINT SCALE TO 50% SO THAT ALL SCALES SHALL BE ½ THE SIZE OF NOTED SCALES.

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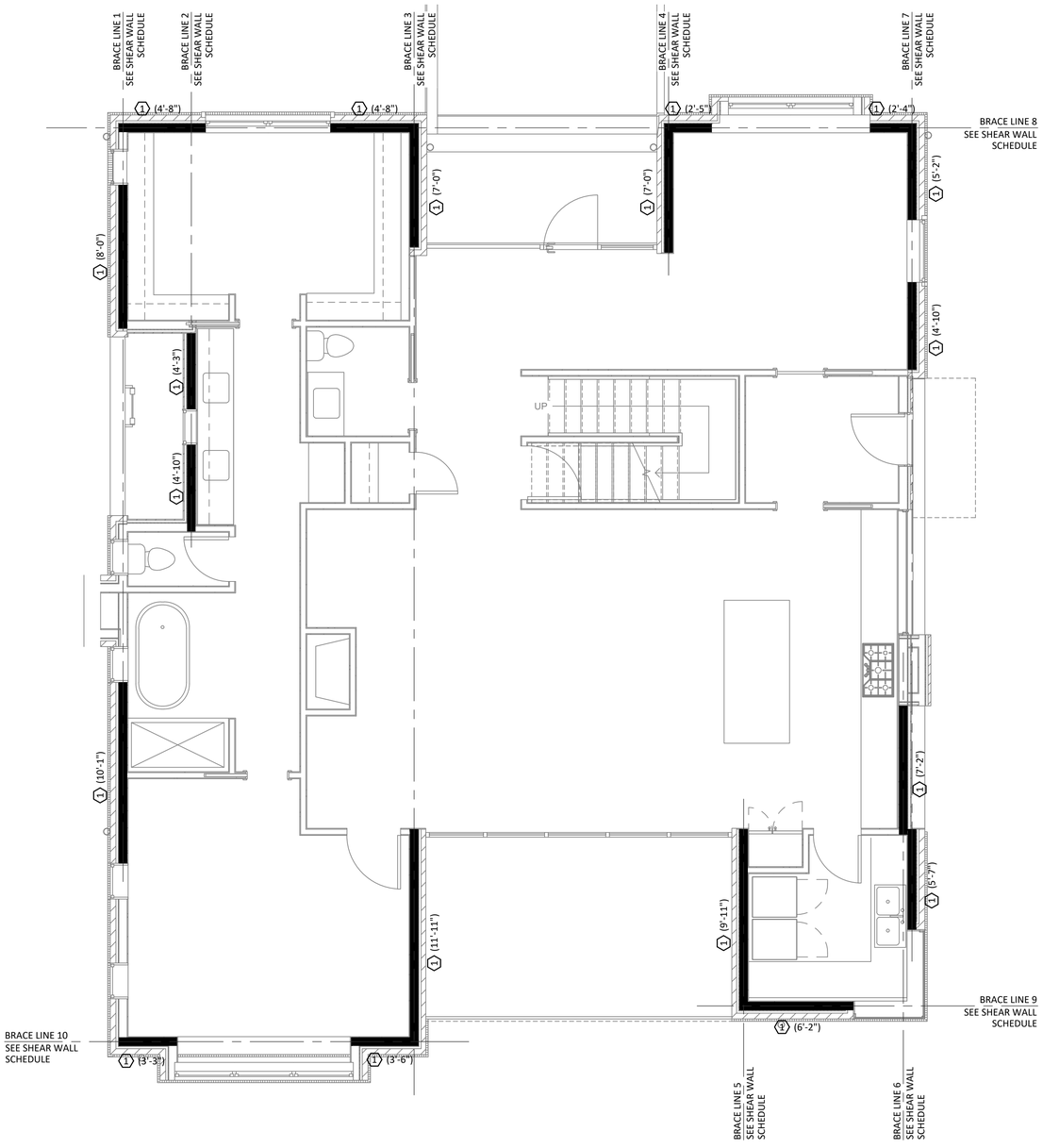
GROUND FLOOR
LATERAL BRACING PLAN

DRAWN BY: GF CONTACT: HEO
CHECKED BY: DA JOB #: 20.186

SL2.0

10 OF 24 SHEETS



PLAN NORTH

1 GROUND LEVEL LATERAL BRACING PLAN

1 / 4" = 1' - 0"

LATERAL BRACING PLAN NOTES

1. (1) (X'-X") ▬ INDICATES SHEAR WALL TYPE AND MINIMUM LENGTH. SEE SHEAR WALL SCHEDULE THIS SHEET FOR SHEATHING TYPE AND FASTENING REQUIREMENTS.
2. SHEATHING AND FASTENING REQUIREMENTS MAY NOT BE SUBSTITUTED WITH ANOTHER SYSTEM WITHOUT PRIOR APPROVAL OF STRUCTURES PE, LLP.
3. SEE FRAMING PLANS FOR ADDITIONAL INFORMATION.

SHEAR WALL SCHEDULE

SW MARK	SHEATHING	FASTENER AT PANEL EDGES	FASTENER AT PANEL INTERIOR	ANCHOR BOLTS	SILL ANCHORS	A35 CLIP SPACING	ASD WIND SHEAR WALL CAPACITY	HOLD-DOWN ANCHOR	NOTES
1	15/32" SHEATHING (ONE SIDE, BLOCKED)	8d @ 6" O.C.	8d @ 12" O.C.	N/A	16d @ 4" O.C.	16" O.C.	392 PLF	SEE PLAN	N/A

WHEN PRINTED ON 11X17 SHEETS, REDUCE PRINT SCALE TO 50% SO THAT ALL SCALES SHALL BE ½ THE SIZE OF NOTED SCALES.

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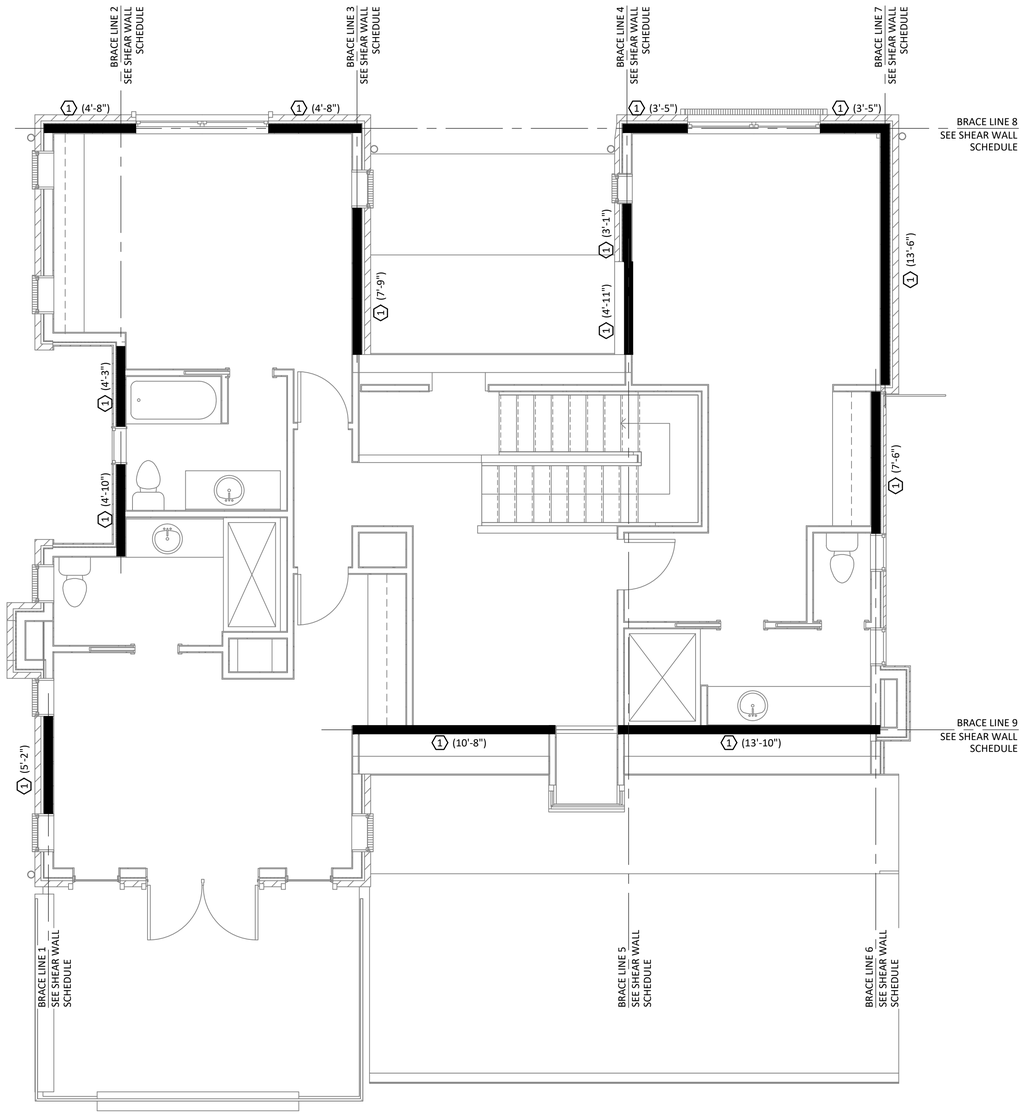
SECOND FLOOR
AND LOW ROOF
LATERAL BRACING PLAN

DRAWN BY: GF CONTACT: HEO
CHECKED BY: DA JOB #: 20.186

SL2.1

OF 24 SHEETS



PLAN NORTH

1 SECOND FLOOR LATERAL BRACING PLAN

1 / 4" = 1' - 0"

LATERAL BRACING PLAN NOTES

1. (1) (X'-X") ▬ INDICATES SHEAR WALL TYPE AND MINIMUM LENGTH. SEE SHEAR WALL SCHEDULE THIS SHEET FOR SHEATHING TYPE AND FASTENING REQUIREMENTS.
2. SHEATHING AND FASTENING REQUIREMENTS MAY NOT BE SUBSTITUTED WITH ANOTHER SYSTEM WITHOUT PRIOR APPROVAL OF STRUCTURES PE, LLP.
3. SEE FRAMING PLANS FOR ADDITIONAL INFORMATION.

SHEAR WALL SCHEDULE

SW MARK	SHEATHING	FASTENER AT PANEL EDGES	FASTENER AT PANEL INTERIOR	ANCHOR BOLTS	SILL ANCHORS	A35 CLIP SPACING	ASD WIND SHEAR WALL CAPACITY	HOLD-DOWN ANCHOR	NOTES
(1)	15/32" SHEATHING (ONE SIDE, BLOCKED)	8d @ 6" O.C.	8d @ 12" O.C.	N/A	16d @ 4" O.C.	16" O.C.	392 PLF	SEE PLAN	N/A

WHEN PRINTED ON 11X17 SHEETS, REDUCE PRINT SCALE TO 50% SO THAT ALL SCALES SHALL BE ½ THE SIZE OF NOTED SCALES.

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ROOF
LATERAL BRACING PLAN

DRAWN BY: GF CONTACT: HEO
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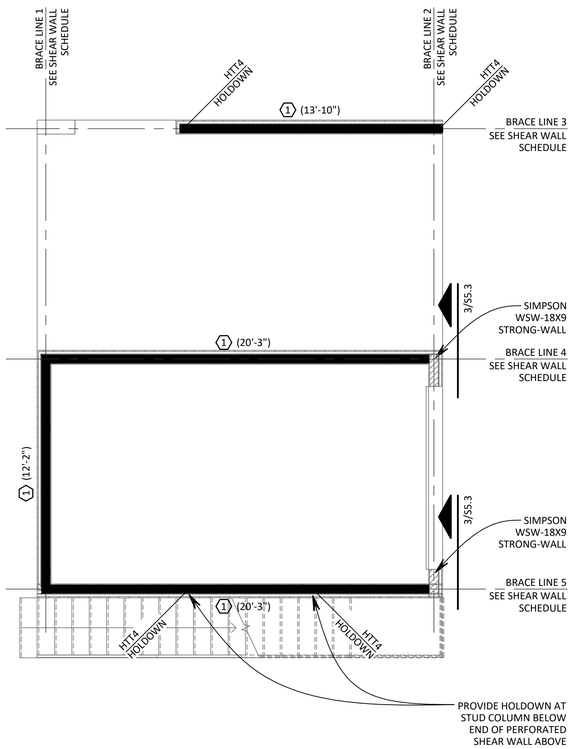
SL2.2

OF 24 SHEETS



PLAN NORTH

1 GARAGE AND CARPORT LATERAL BRACING PLAN

1 / 4" = 1' - 0"

LATERAL BRACING PLAN NOTES

1. (1) (X'-X") ▬ INDICATES SHEAR WALL TYPE AND MINIMUM LENGTH. SEE SHEAR WALL SCHEDULE THIS SHEET FOR SHEATHING TYPE AND FASTENING REQUIREMENTS.
2. SHEATHING AND FASTENING REQUIREMENTS MAY NOT BE SUBSTITUTED WITH ANOTHER SYSTEM WITHOUT PRIOR APPROVAL OF STRUCTURES PE, LLP.
3. SEE FRAMING PLANS FOR ADDITIONAL INFORMATION.

SHEAR WALL SCHEDULE

SW MARK	SHEATHING	FASTENER AT PANEL EDGES	FASTENER AT PANEL INTERIOR	ANCHOR BOLTS	SILL ANCHORS	A35 CLIP SPACING	ASD WIND SHEAR WALL CAPACITY	HOLD-DOWN ANCHOR	NOTES
(1)	15/32" SHEATHING (ONE SIDE, BLOCKED)	8d @ 6" O.C.	8d @ 12" O.C.	⅝ Ø @ 48" O.C.	N/A	16" O.C.	392 PLF	SEE PLAN	N/A

WHEN PRINTED ON 11X17 SHEETS, REDUCE PRINT SCALE TO 50% SO THAT ALL SCALES SHALL BE ½ THE SIZE OF NOTED SCALES.

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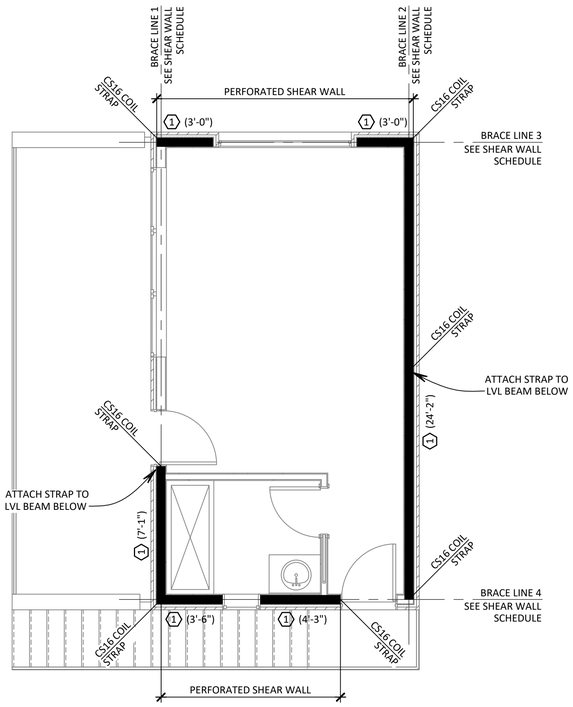
GARAGE AND CARPORT LATERAL BRACING PLAN

DRAWN BY: GF CONTACT: HEO
CHECKED BY: DA JOB #: 20.186

SL2.3

OF 24 SHEETS



PLAN NORTH

2 EFFICIENCY LATERAL BRACING PLAN

1 / 4" = 1' - 0"

LATERAL BRACING PLAN NOTES

1. 1 (X'-X") ▬ INDICATES SHEAR WALL TYPE AND MINIMUM LENGTH. SEE SHEAR WALL SCHEDULE THIS SHEET FOR SHEATHING TYPE AND FASTENING REQUIREMENTS.
2. SHEATHING AND FASTENING REQUIREMENTS MAY NOT BE SUBSTITUTED WITH ANOTHER SYSTEM WITHOUT PRIOR APPROVAL OF STRUCTURES PE, LLP.
3. SEE FRAMING PLANS FOR ADDITIONAL INFORMATION.

SHEAR WALL SCHEDULE

SW MARK	SHEATHING	FASTENER AT PANEL EDGES	FASTENER AT PANEL INTERIOR	ANCHOR BOLTS	SILL ANCHORS	A35 CLIP SPACING	ASD WIND SHEAR WALL CAPACITY	HOLD-DOWN ANCHOR	NOTES
1	15/32" SHEATHING (ONE SIDE, BLOCKED)	8d @ 6" O.C.	8d @ 12" O.C.	N/A	16d @ 4" O.C.	16" O.C.	392 PLF	SEE PLAN	12" MIN. COIL STRAP END LENGTH

WHEN PRINTED ON 11X17 SHEETS, REDUCE PRINT SCALE TO 50% SO THAT ALL SCALES SHALL BE ½ THE SIZE OF NOTED SCALES.

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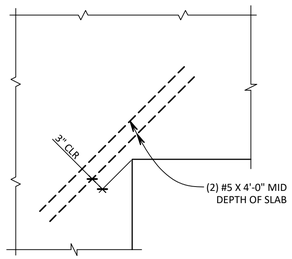
EFFICIENCY
LATERAL BRACING PLAN

DRAWN BY: GF CONTACT: HEO
CHECKED BY: DA JOB #: 20.186

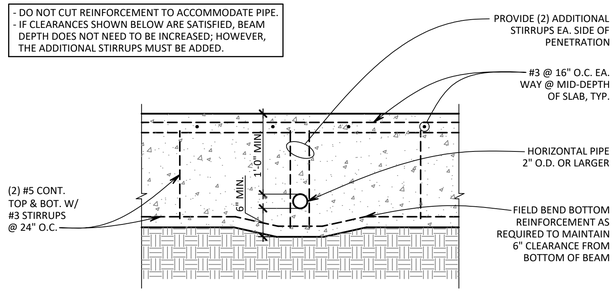
SL2.4

OF 24 SHEETS



1 PLAN AT INSIDE CORNER
3 / 4" = 1' - 0"

NOTE:
- DO NOT CUT REINFORCEMENT TO ACCOMMODATE PIPE.
- IF CLEARANCES SHOWN BELOW ARE SATISFIED, BEAM DEPTH DOES NOT NEED TO BE INCREASED; HOWEVER, THE ADDITIONAL STIRRUPS MUST BE ADDED.



2 HORIZONTAL PENETRATION OF GRADE BEAM
3 / 4" = 1' - 0"

'LDH' TENSION DEVELOPMENT LENGTH
(EMBEDMENT LENGTH)
FOR STANDARD END HOOKS

(GRADE 60 UNCOATED BARS)
NORMAL WEIGHT CONCRETE

STANDARD 90° HOOK
SIDE COVER ≥ 2 1/2"

STANDARD 180° HOOK
SIDE COVER ≥ 2 1/2"

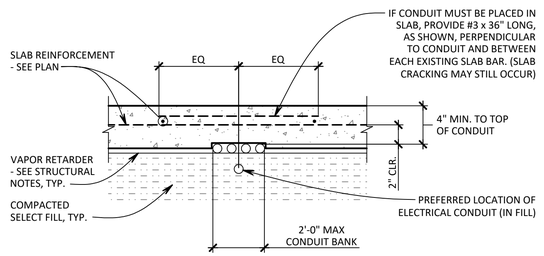
BAR SIZE	f'c=3000 PSI	f'c=4000 PSI	f'c=5000 PSI	f'c=6000 PSI	f'c=8000 PSI
	LDH	LDH	LDH	LDH	LDH
#3	6"	6"	6"	6"	6"
#4	8"	7"	6"*	6"*	6"*
#5	10"	9"	8"	7"	6"*
#6	12"	10"	9"	8"	7"*
#7	14"	12"	11"	10"	9"
#8	16"	14"	12"	11"	10"
#9	18"	15"	14"	13"	11"
#10	20"	17"	15"	14"	12"*
#11	22"	19"	17"	16"	14"*

NOTES:
1. WHEN EITHER SIDE OR END COVER IS SMALLER THAN 2 ½", MULTIPLY "LDH" BY 1.4.
2. END CONCRETE COVER (90° HOOKS) ≥ 2".
3. * FOR 180° HOOKS AT RIGHT ANGLES TO EXPOSED SURFACES, 2" MINIMUM COVER TO TAIL SHALL BE PROVIDED.

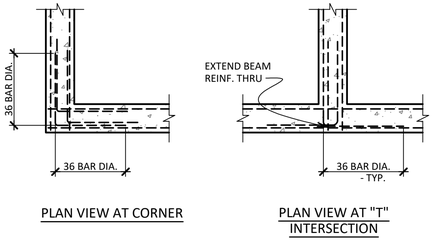
TENSION LAP SPLICES - CLASS B - TOP & BOTTOM BARS
(GRADE 60 UNCOATED BARS)
NORMAL WEIGHT CONCRETE

BAR SIZE	f'c = 3000 PSI		f'c = 4000 PSI		f'c = 5000 PSI		f'c = 6000 PSI		f'c = 8000 PSI	
	TOP	BOTTOM	TOP	BOTTOM	TOP	BOTTOM	TOP	BOTTOM	TOP	BOTTOM
#3	28"	22"	24"	19"	22"	17"	20"	16"	17"	16"
#4	37"	29"	32"	25"	29"	22"	26"	20"	23"	18"
#5	47"	36"	40"	31"	36"	28"	33"	25"	29"	22"
#6	56"	43"	48"	37"	43"	33"	40"	31"	34"	26"
#7	81"	63"	70"	54"	63"	49"	58"	44"	50"	38"
#8	93"	72"	80"	62"	72"	55"	66"	51"	57"	44"
#9	105"	81"	91"	70"	81"	63"	74"	57"	64"	49"
#10	118"	91"	102"	79"	91"	70"	83"	64"	72"	56"
#11	131"	101"	113"	87"	101"	78"	93"	71"	80"	62"

NOTES:
1. TABULATED VALUES ARE APPLICABLE ONLY IF CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED IS NOT LESS THAN 'db', CLEAR COVER IS NOT LESS THAN 'db', AND STIRRUPS OR TIES THROUGHOUT 'ld' IS NOT LESS THAN CODE MINIMUM OR CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED IS NOT LESS THAN 2X 'db' AND CLEAR COVER IS NOT LESS THAN 'db'. WHERE db IS THE NOMINAL DIAMETER OF THE BAR.
2. 'TOP' BARS ARE HORIZONTAL REBAR WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW THE BARS AT THE END DEVELOPMENT LENGTH.
3. FOR LIGHT WEIGHT CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.3.
4. FOR EPOXY COATED BARS, MULTIPLY TABULATED VALUES BY THE RATIO OF THE REINFORCEMENT YIELD STRENGTH DIVIDED BY 60 KSI.
5. FOR CLASS "A" SPLICE USE VALUE AS NOTED IN THE TENSION DEVELOPMENT LENGTH TABLE.



3 SLAB REINFORCING AT CONDUIT
1 1 / 2" = 1' - 0"



PLAN VIEW AT CORNER

PLAN VIEW AT "T" INTERSECTION

4 TYPICAL GRADE BEAM BAR PLACEMENT DETAILS
N.T.S.

'LD' TENSION DEVELOPMENT LENGTH
(GRADE 60 UNCOATED BARS)
NORMAL WEIGHT CONCRETE

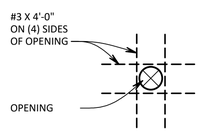
BAR SIZE	f'c = 3000 PSI		f'c = 4000 PSI		f'c = 5000 PSI		f'c = 6000 PSI		f'c = 8000 PSI	
	LD TOP	LD BOTTOM	LD TOP	LD BOTTOM	LD TOP	LD BOTTOM	LD TOP	LD BOTTOM	LD TOP	LD BOTTOM
#3	22"	17"	19"	15"	17"	13"	15"	12"	13"	12"
#4	29"	22"	25"	19"	22"	17"	20"	16"	18"	14"
#5	36"	28"	31"	24"	28"	22"	25"	20"	22"	17"
#6	43"	33"	37"	29"	33"	26"	31"	24"	26"	20"
#7	63"	48"	54"	42"	49"	37"	44"	34"	38"	30"
#8	72"	55"	62"	48"	55"	43"	51"	39"	44"	34"
#9	81"	62"	70"	54"	63"	48"	57"	44"	49"	38"
#10	91"	70"	79"	61"	70"	54"	64"	49"	56"	43"
#11	101"	78"	87"	67"	78"	60"	71"	55"	62"	48"

NOTES:
1. TABULATED VALUES ARE APPLICABLE ONLY IF CLEAR COVER OF BARS BEING DEVELOPED OR SPLICED IS NOT LESS THAN 'db', AND STIRRUPS OR TIES THROUGHOUT 'LD' IS NOT LESS THAN CODE MINIMUM, OR CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED IS NOT LESS THAN 2X 'db' AND CLEAR COVER IS NOT LESS THAN 'db'. WHERE db IS THE NOMINAL DIAMETER OF THE BAR.
2. 'TOP' BARS ARE HORIZONTAL REBAR WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW THE BARS AT THE DEVELOPMENT LENGTH.
3. FOR LIGHT WEIGHT CONCRETE, MULTIPLY TABULATED VALUES BY 1.3.
4. FOR EPOXY COATED BARS, MULTIPLY TABULATED VALUES BY 1.5 FOR BOTTOM BARS, AND BY 1.3 FOR TOP BARS.
5. FOR REINFORCEMENT OTHER THAN GRADE 60, MODIFY THE TABULATED VALUES BY THE RATIO OF THE REINFORCEMENT YIELD STRENGTH DIVIDED BY 60 KSI.

'LDC' COMPRESSION DEVELOPMENT LENGTH
AND COMPRESSION LAP SPLICES
(GRADE 60 UNCOATED BARS)
NORMAL WEIGHT CONCRETE

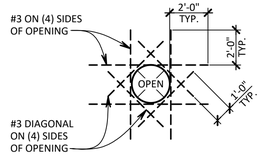
BAR SIZE	f'c ≥ 3000 PSI	MINIMUM LAP SPLICE	
	LDC	STANDARD LAP	WITH COLUMN SPIRALS
#3	9"	12"	12"
#4	11"	15"	12"
#5	14"	19"	14"
#6	17"	23"	17"
#7	20"	26"	20"
#8	22"	30"	23"
#9	25"	34"	25"
#10	28"	38"	29"
#11	31"	42"	32"

NOTES:
1. STANDARD LAP SPLICE LENGTH FOR COMPRESSION BARS = 30 BAR DIAMETERS, BUT NOT LESS THAN 12".
2. WHEN BARS OF DIFFERENT SIZE ARE LAP SPLICED, SPLICE LENGTH SHALL BE THE LARGER OF LDC.
3. SPIRALS SHALL CONFORM TO ACI 7.10.4 & 10.9.3.

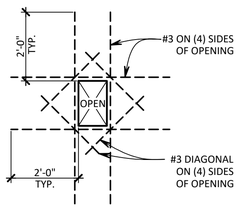


THE GENERAL CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL & MECHANICAL DRAWINGS FOR REQUIRED OPENINGS - WHETHER OR NOT SHOWN ON THESE DRAWINGS, AND SHALL VERIFY SIZE AND LOCATIONS OF ALL OPENINGS WITH MECHANICAL CONTRACTOR & STRUCTURAL ENGINEER.

SLEEVED OPENINGS
6" Ø TO 12" Ø

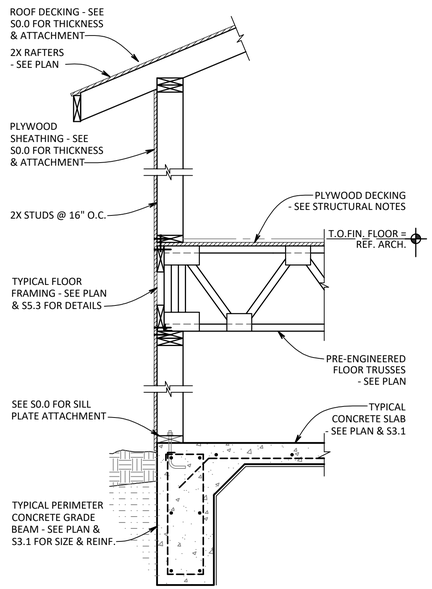


SLEEVED OPENINGS
14" Ø TO 28" Ø



RECTANGLE OR
SQUARE OPENING
2'-0" MAX. WIDTH

5 TYPICAL REINFORCEMENT AT SLEEVES OR OPENINGS THRU SLAB ON GRADE
N.T.S.



6 TYPICAL WALL SECTION
3 / 4" = 1' - 0"

WHEN PRINTED ON 11X17 SHEETS, REDUCE PRINT SCALE TO 50% SO THAT ALL SCALES SHALL BE ½ THE SIZE OF NOTED SCALES.

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STATE OF TEXAS
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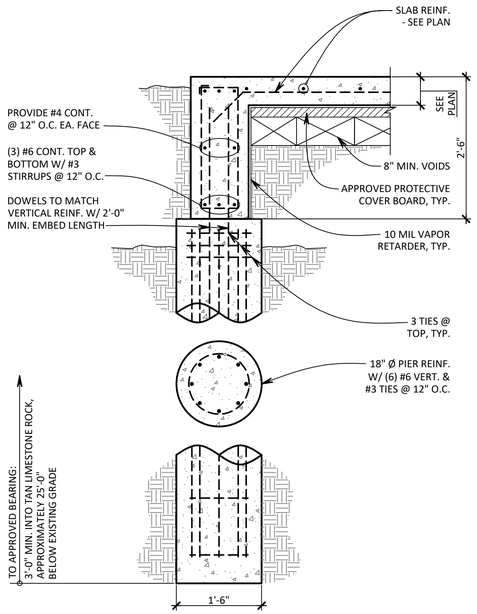
TYPICAL FOUNDATION DETAILS

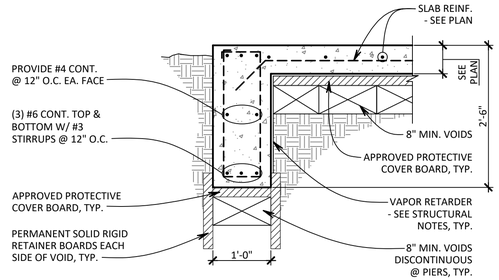
DRAWN BY: GF CONTACT: HEO
CHECKED BY: DA JOB #: 20.186

S3.0
OF 24 SHEETS



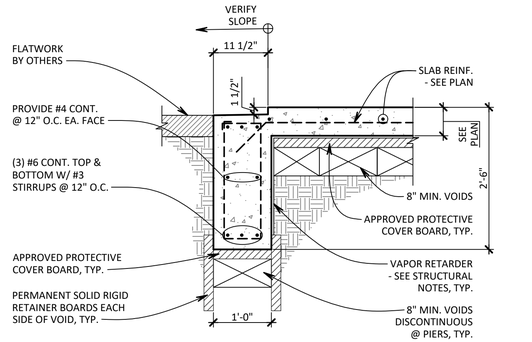
1 TYPICAL GARAGE
PERIMETER CONCRETE BEAM AT PIER DETAIL

3 / 4" = 1' - 0"



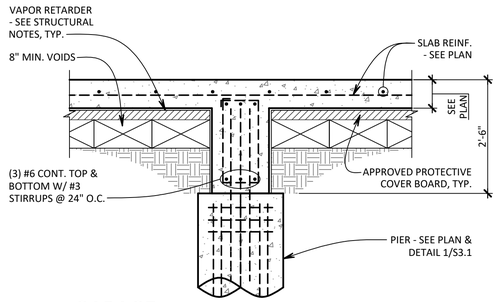
2 GARAGE
VOIDED PERIMETER GRADE BEAM DETAIL

3 / 4" = 1' - 0"



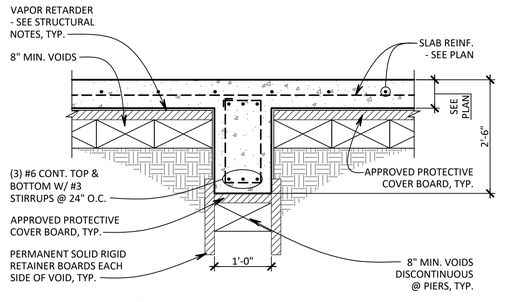
3 VOIDED PERIMETER
CONCRETE BEAM DETAIL AT GARAGE DOOR

3 / 4" = 1' - 0"



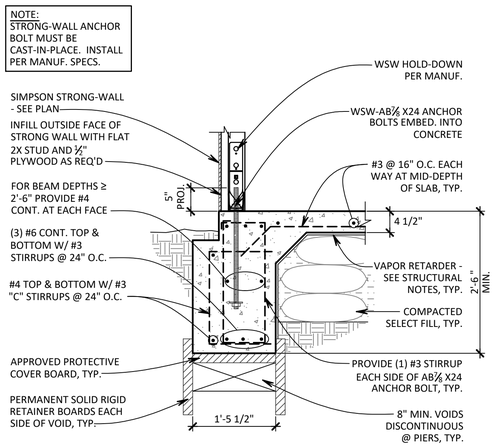
4 GARAGE
INTERIOR GRADE BEAM DETAIL AT PIER

3 / 4" = 1' - 0"



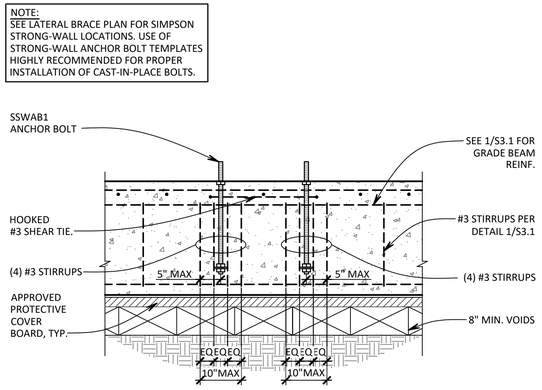
5 GARAGE
VOIDED INTERIOR GRADE BEAM DETAIL

3 / 4" = 1' - 0"



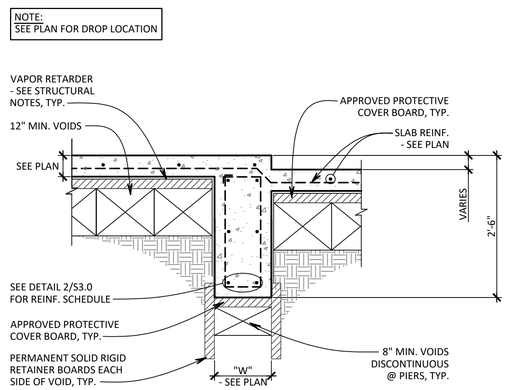
6 WIDENDED PERIMETER
BEAM AT STRONG WALL

3 / 4" = 1' - 0"



7 TYPICAL SIMPSON STRONGWALL
BEAM ANCHORAGE DETAIL

3 / 4" = 1' - 0"



8 INTERIOR GRADE BEAM W/ DROP

3 / 4" = 1' - 0"

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WESTOVER ROAD RESIDENCE

1317 WESTOVER ROAD
AUSTIN, TX 78703

ISSUE	DESCRIPTION	DATE
CP-1	CONSTRUCTION DOCUMENTS	07.28.20

STATE OF TEXAS
DANTE ANGELINI
89190
LICENSED
PROFESSIONAL ENGINEER
07.28.20

FOUNDATION
DETAILS

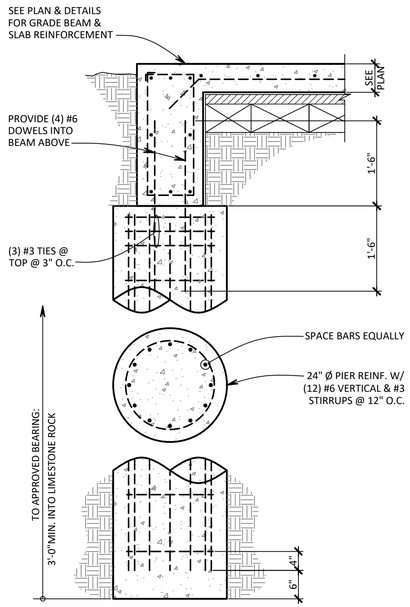
DRAWN BY: GF CONTACT: HEO

CHECKED BY: DA JOB #: 20.186

S3.1

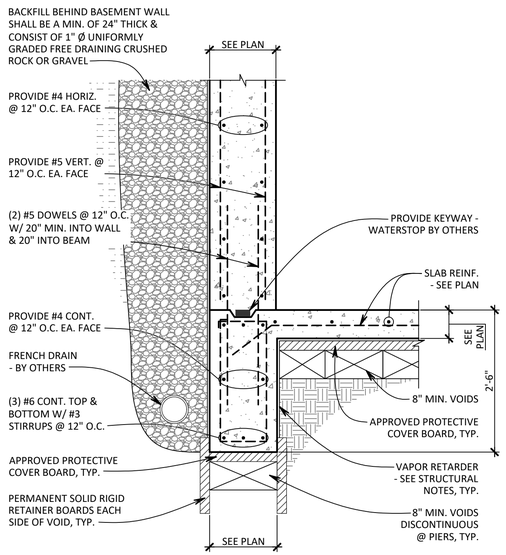
OF 24 SHEETS

WHEN PRINTED ON 11X17 SHEETS, REDUCE PRINT SCALE TO 50% SO THAT ALL SCALES SHALL BE ½ THE SIZE OF NOTED SCALES.



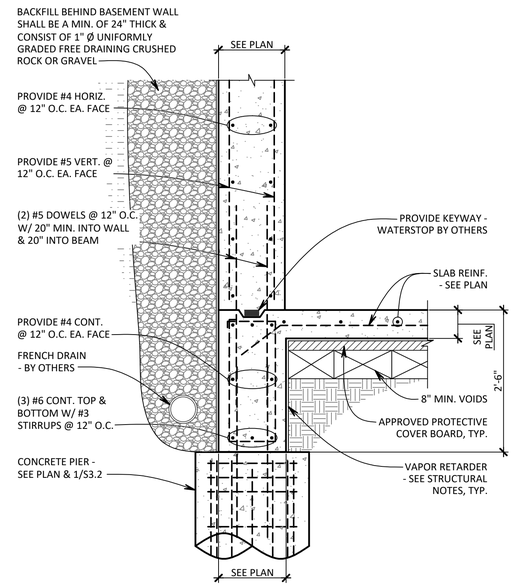
1 TYPICAL MAIN HOUSE PIER DETAIL

3 / 4" = 1' - 0"



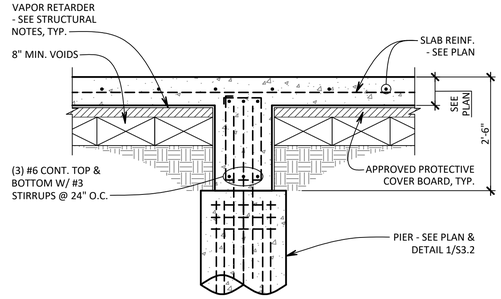
2 VOIDED PERIMETER GRADE BEAM DETAIL AT BASEMENT WALL

3 / 4" = 1' - 0"



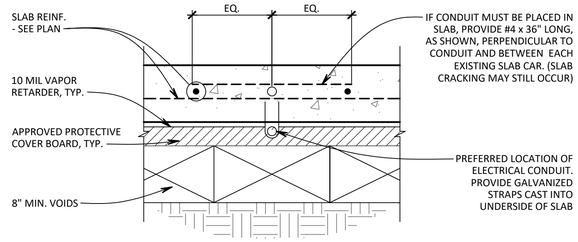
3 VOIDED PERIMETER GRADE BEAM DETAIL AT BASEMENT WALL AT PIER

3 / 4" = 1' - 0"



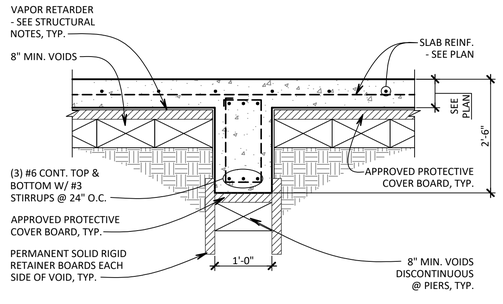
4 INTERIOR GRADE BEAM DETAIL AT PIER

3 / 4" = 1' - 0"



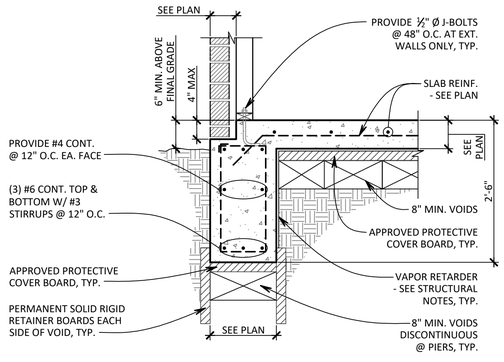
8 SLAB REINFORCING @ CONDUIT

1 1 / 2" = 1' - 0"



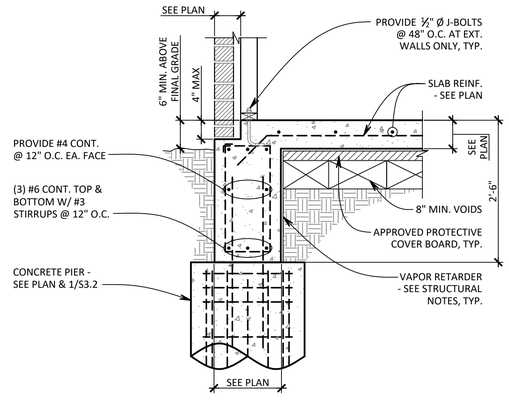
5 VOIDED INTERIOR GRADE BEAM DETAIL

3 / 4" = 1' - 0"



6 VOIDED PERIMETER GRADE BEAM DETAIL W/ LUG

3 / 4" = 1' - 0"

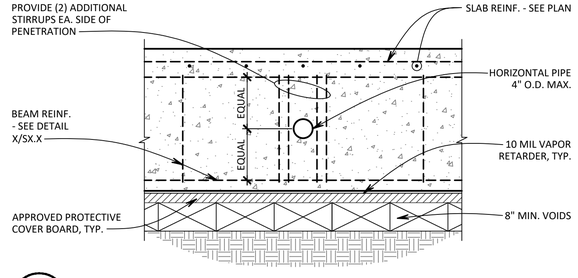


7 VOIDED PERIMETER GRADE BEAM DETAIL W/ LUG AT PIER

3 / 4" = 1' - 0"

NOTE:

- DO NOT CUT REINFORCEMENT TO ACCOMMODATE PIPE.
- IF CLEARANCES SHOWN BELOW ARE SATISFIED, BEAM DEPTH DOES NOT NEED TO BE INCREASED; HOWEVER, THE ADDITIONAL STIRRUPS MUST BE ADDED.



9 HORIZONTAL PENETRATION OF GRADE BEAM

3 / 4" = 1' - 0"

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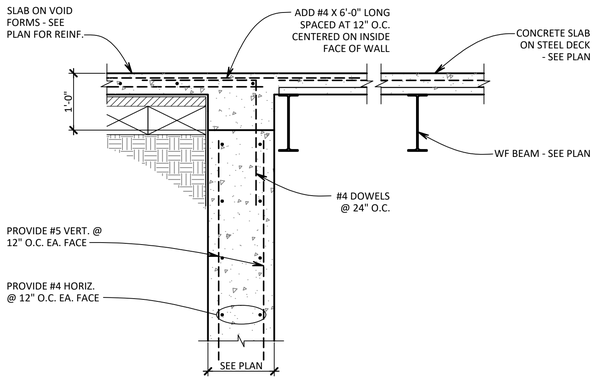
DRAWN BY: GF CONTACT: HEO

CHECKED BY: DA JOB #: 20.186

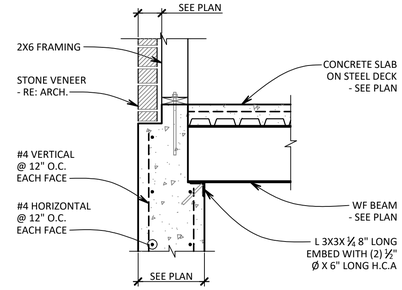
S3.2

OF 24 SHEETS



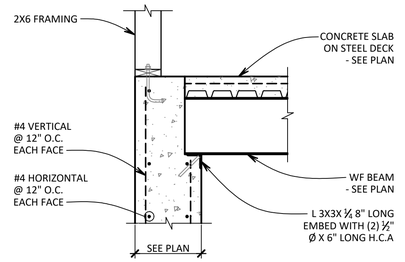
1 FRAMING SECTION AT SLAB TRANSITION

3 / 4" = 1' - 0"



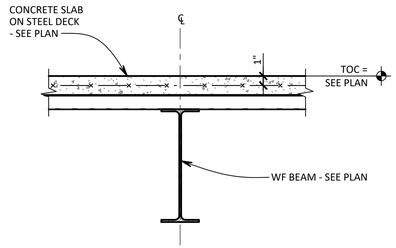
2 FRAMING SECTION AT BASEMENT WALL

3 / 4" = 1' - 0"



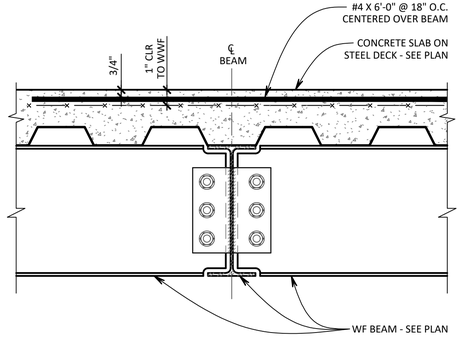
3 FRAMING SECTION AT BASEMENT WALL

3 / 4" = 1' - 0"



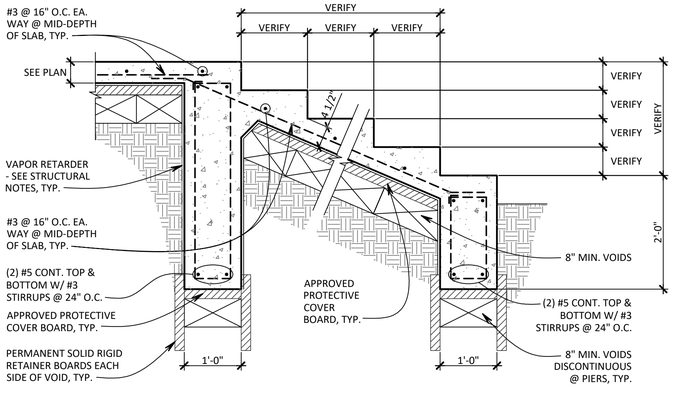
4 TYPICAL BEAM SECTION

1 1 / 2" = 1' - 0"



5 ADDITIONAL SLAB REINFORCEMENT AT GIDER

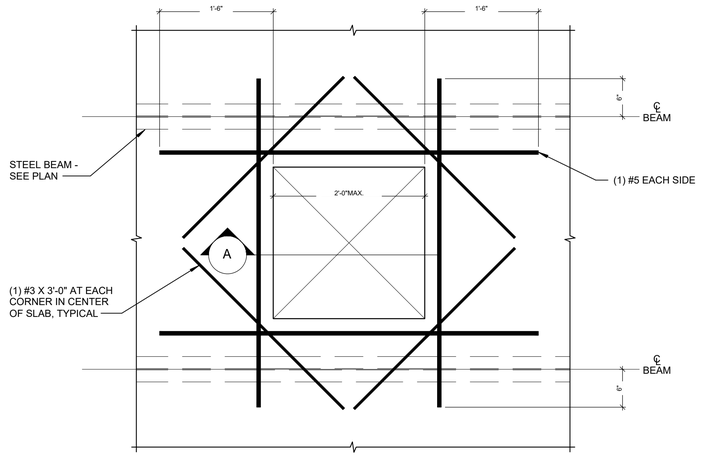
1 1 / 2" = 1' - 0"



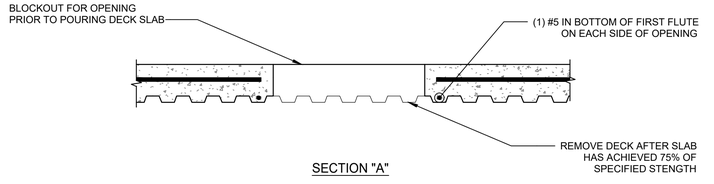
6 SECTION AT STAIR

3 / 4" = 1' - 0"

NOTE:
REINFORCING NOT REQUIRED AT OPENINGS LESS THAN 8" WIDE UNLESS DETAILED OTHERWISE FOR OPENINGS LARGER THAN 2'-0" WIDE, SEE TYPICAL LARGE SLAB OPENING IN COMPOSITE SLAB DETAIL



PLAN



SECTION "A"

7 SMALL SLAB OPENING INCOMPOSITE SLAB

1 " = 1 ' - 0 "

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07.28.20

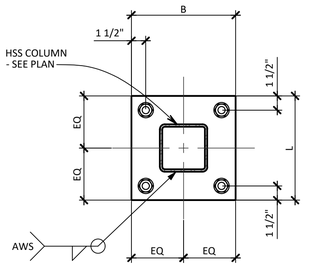
FOUNDATION DETAILS

DRAWN BY: GF CONTACT: HEO

CHECKED BY: DA JOB #: 20.186

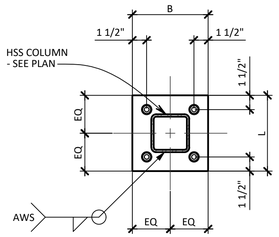
S3.3

OF 24 SHEETS



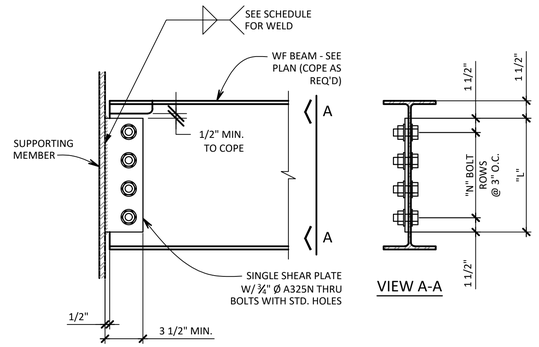
COLUMN	BASEPLATE SIZE			ANCHOR BOLTS
	B	L	T	
HSS 5X5	11"	11"	¾"	(4) ¾" Ø X 9" EMBED

B.P. "A"



COLUMN	BASEPLATE SIZE			ANCHOR BOLTS
	B	L	T	
HSS 4X4	8"	8"	¼"	(4) ½" Ø X 8" H.C.A.

B.P. "B"



VIEW A-A

SINGLE SHEAR PLATE CONNECTION SCHEDULE

WF BEAM	"N"	"L" (inches)	PLATE THICKNESS	WELD SIZE	CAPACITY (LRFD)
W8 & W10	2	6"	3/8"	1/4"	24.8 KIPS
W12 & W14	3	9"	3/8"	1/4"	43.4 KIPS
W16 & W18	4	12"	3/8"	1/4"	62.5 KIPS

NOTES:

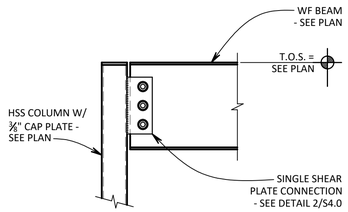
1. THIS CONNECTION DETAIL IS PROVIDED TO ASSIST THE DETAILER. WHERE THIS CONNECTION DETAIL IS USED, NO CALCULATIONS ARE REQUIRED TO BE SUBMITTED FOR REVIEW, PROVIDED THAT ALL ASPECTS OF THE CONNECTIONS CONFORM TO THIS DETAIL.
2. ALL CONNECTIONS IN THE DRAWINGS WHICH ARE NOT COVERED BY THIS CONNECTION DETAIL MUST BE DESIGNED BY THE DETAILER. SIGNED AND SEALED DESIGN CALCULATIONS MUST BE SUBMITTED BY A REGISTERED ENGINEER FOR SUCH CONNECTION CONDITIONS.
3. AT THE DETAILER'S OPTION, ALTERNATE CONNECTION DETAILS MAY BE SUBMITTED FOR USE ON THIS PROJECT. ALTERNATE CONNECTION DETAILS MUST BE ACCOMPANIED BY DESIGN CALCULATIONS THAT ARE SIGNED AND SEALED BY A REGISTERED ENGINEER.
4. THE TABULATED CAPACITIES ARE FACTORED LOADS (LRFD).
5. THE TABULATED CAPACITIES ARE BASED ON GRADE 50 BEAMS, A36 PLATES AND ANGLES, A325N BOLTS, AND E70XX ELECTRODES.

1 TYPICAL COLUMN BASEPLATE DETAILS

1 1/2" = 1' - 0"

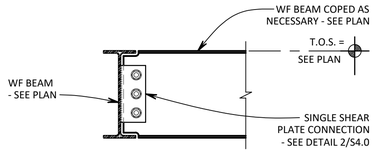
2 STANDARD WIDE FLANGE SHEAR PLATE CONNECTION

1 1/2" = 1' - 0"



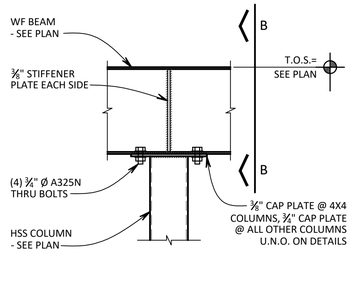
3 TYPICAL BEAM TO HSS COLUMN CONNECTION

1" = 1' - 0"



4 TYPICAL BEAM TO BEAM CONNECTION

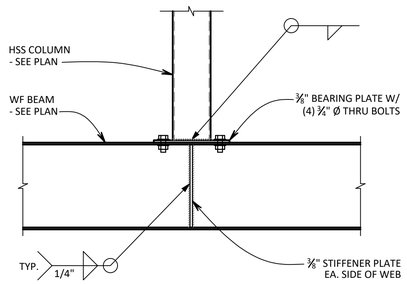
1" = 1' - 0"



VIEW B-B

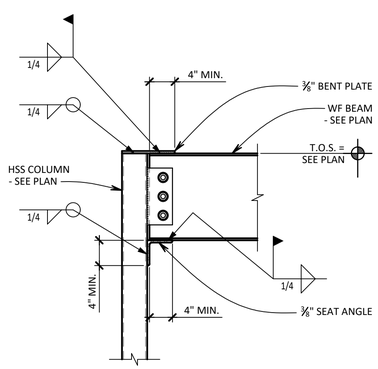
5 TYPICAL CONT. BEAM OVER COLUMN CONNECTION

1" = 1' - 0"



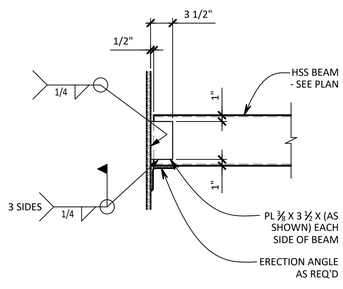
6 TYPICAL PIPE OR TUBE COLUMN ON BEAM CONNECTION

1" = 1' - 0"



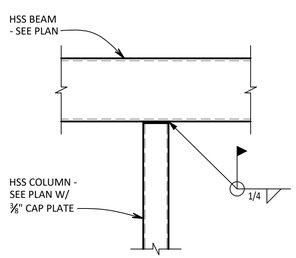
7 TYPICAL WIDE FLANGE BEAM TO HSS COLUMN MOMENT CONNECTION (M.C.)

1" = 1' - 0"



8 TYPICAL HSS SHEAR CONNECTION

1" = 1' - 0"



9 CONT. HSS BEAM OVER HSS COLUMN CONNECTION

1" = 1' - 0"

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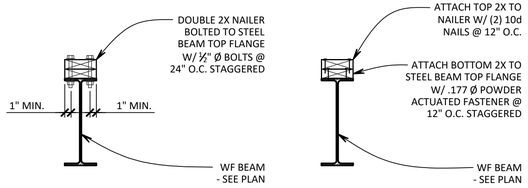
TYPICAL STEEL FRAMING DETAILS

DRAWN BY: GF CONTACT: HEO

CHECKED BY: DA JOB #: 20.186

S4.0

OF 24 SHEETS

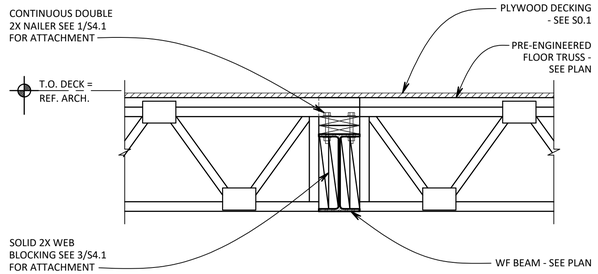


BOLTED CONNECTION

ACTUATED FASTENER CONN.

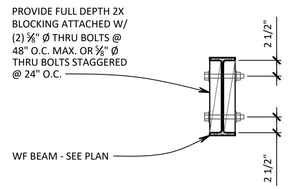
1 WOOD NAILER TO STEEL BEAM ATTACHMENT

1 " = 1 ' - 0 "



2 TYPICAL WOOD TRUSS TO STEEL BEAM CONNECTION

1 " = 1 ' - 0 "



3 WOOD BLOCKING TO STEEL BEAM ATTACHMENT

1 " = 1 ' - 0 "

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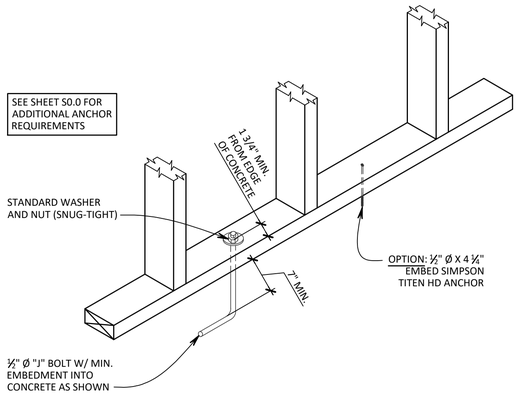
FRAMING DETAILS

DRAWN BY: GF CONTACT: HEO

CHECKED BY: DA JOB #: 20.186

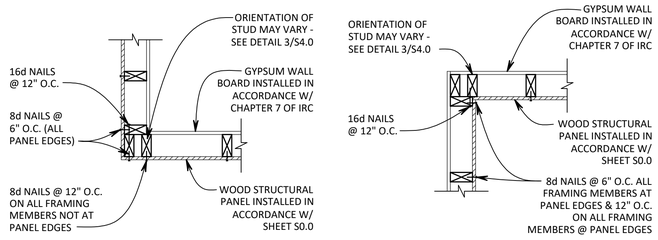
S4.1

OF 24 SHEETS



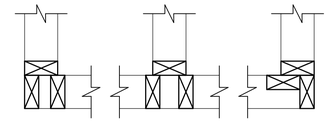
1 TYPICAL SILL PLATE TO CONCRETE ATTACHMENT

1 1 / 2 " = 1 ' - 0 "



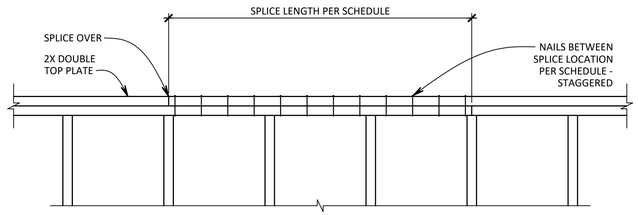
2 TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS PANEL SHEATHING

1 " = 1 ' - 0 "



3 CORNER AND PARTITION POSTS DETAIL

1 1 / 2 " = 1 ' - 0 "

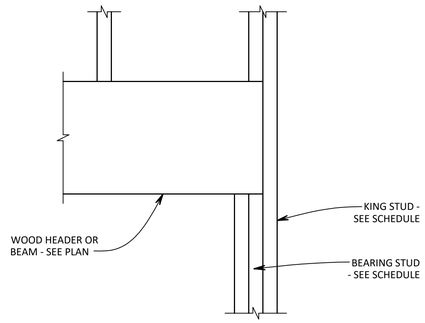


LENGTH OF PLATE (BETWEEN PERP. WALL)	SPLICE LENGTH MINIMUM	NAIL ALONG SPLICE LENGTH
OVER 30'-0"	4'-0'	27-16d
BETWEEN 20'-0" & 30'-0"	2'-8'	18-16d
LESS THAN 20'-0"	1'-4'	10-16d

NOTE:
1. DO NOT SPLICE TOP PLATES WITHIN 6'-0" OF ENDS OF TIMBER SHEAR WALLS.
2. THIS DETAIL APPLIES AT ALL WALLS.

4 TYPICAL TOP PLATE SPLICE DETAIL

1 " = 1 ' - 0 "



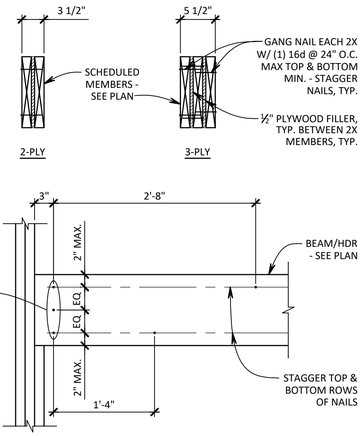
MULTI-STUD COLUMN SCHEDULE

COLUMN	# KING STUDS	# BEARING STUDS
2-STUD	1	1
3-STUD	1	2
4-STUD	2	2
5-STUD	2	3

NOTE: SEE STRUCTURAL NOTES SHEET 0.0 FOR NAILING.

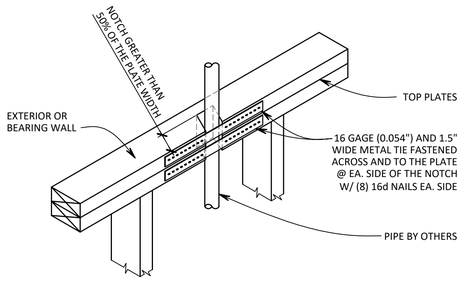
5 TYPICAL MULTI-STUD COLUMN DETAIL

1 1 / 2" = 1' - 0"



6 TYPICAL BUILT UP MEMBER NAILING

1 " = 1 ' - 0 "



7 TOP PLATE FRAMING TO ACCOMMODATE PIPING

1 1 / 2" = 1' - 0"

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WESTOVER ROAD RESIDENCE

1317 WESTOVER ROAD
AUSTIN, TX 78703

ISSUE	DESCRIPTION	DATE
CP-1	CONSTRUCTION DOCUMENTS	07.28.20

STATE OF TEXAS
DANTE ANGELINI
89190
LICENSED
PROFESSIONAL ENGINEER
07.28.20

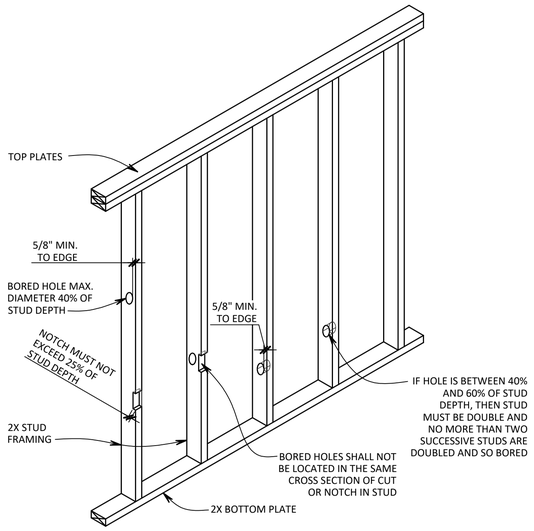
TYPICAL WOOD FRAMING DETAILS

DRAWN BY: GF
CONTACT: HEO
CHECKED BY: DA
JOB #: 20.186

S5.0

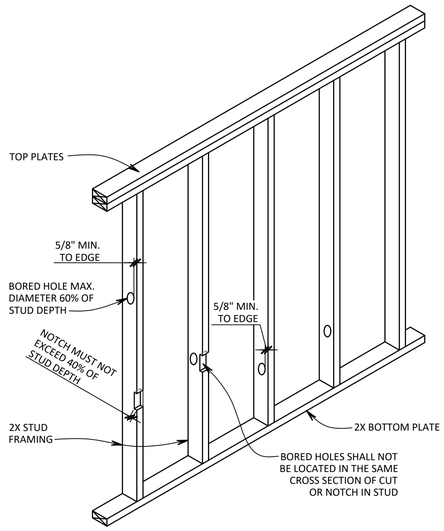
OF 24 SHEETS

WHEN PRINTED ON 11X17 SHEETS, REDUCE PRINT SCALE TO 50% SO THAT ALL SCALES SHALL BE ½ THE SIZE OF NOTED SCALES.



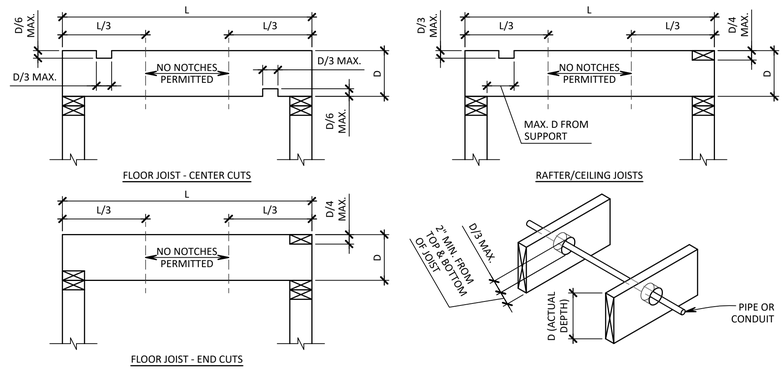
1 NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS

3 / 4 " = 1 ' - 0 "



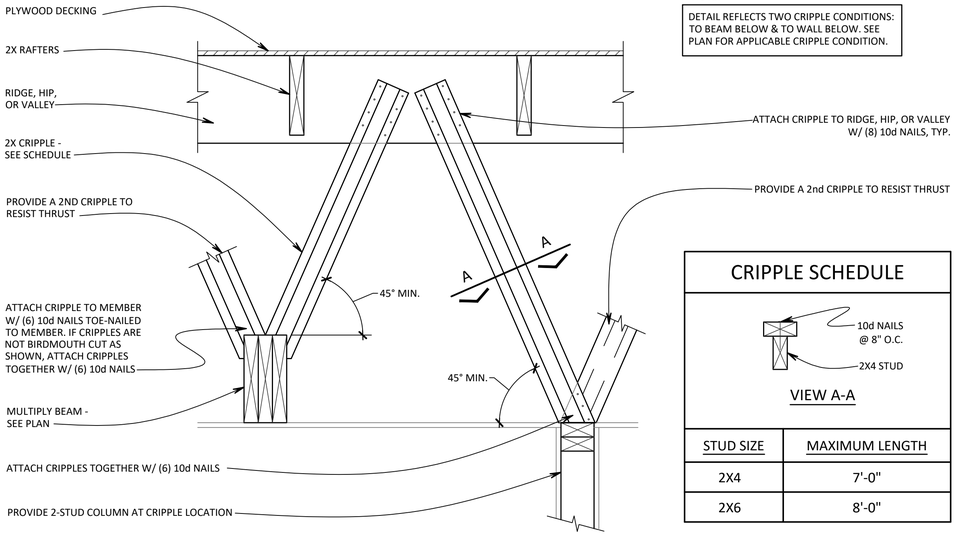
2 NOTCHING & BORED HOLE LIMITATIONS FOR INTERIOR NON-BEARING WALLS

3 / 4 " = 1 ' - 0 "



3 CUTTING, NOTCHING AND DRILLING DETAIL

1 " = 1 ' - 0 "



CRIPPLE SCHEDULE

VIEW A-A

STUD SIZE	MAXIMUM LENGTH
2X4	7'-0"
2X6	8'-0"

4 TYPICAL CRIPPLE DETAIL

1 1 / 2 " = 1 ' - 0 "

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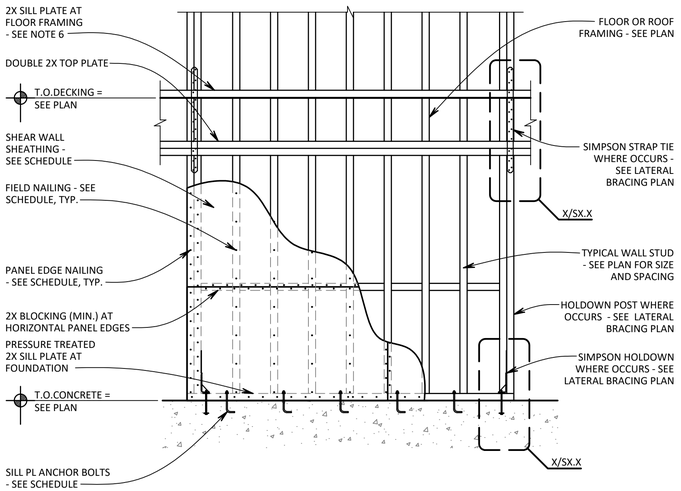
TYPICAL WOOD FRAMING DETAILS

DRAWN BY: GF CONTACT: HEO
CHECKED BY: DA JOB #: 20.186

S5.1

OF 24 SHEETS

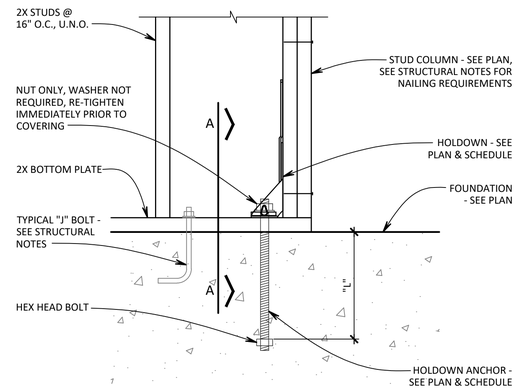


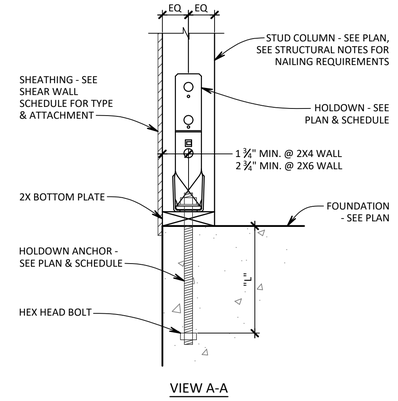
SHEARWALL FRAMING NOTES

1. SEE LATERAL BRACING PLAN FOR LOCATION OF SHEAR WALLS.
2. SHEATHING MAY BE INSTALLED LONG SIDE HORIZONTAL OR VERTICAL.
3. PANEL EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS AND AT EACH STUD USED IN BUILT-UP HOLDOWN POSTS.
4. MINIMUM EDGE DISTANCE FOR NAILS SHALL BE 3/8".
5. WHERE SHEATHING IS APPLIED TO BOTH SIDES OF WALL, PANEL EDGE JOINTS SHALL BE OFFSET.
6. USE PRESSURE TREATED 2X SILL PLATE FOR ALL SHEAR WALLS BEARING DIRECTLY ON CONCRETE OR MASONRY.
7. USE 8d COMMON NAILS, 8d GALVANIZED BOX NAILS, OR 0.131" DIA. X 2 ½" COIL NAILS (NAIL DIAMETER SHALL NOT BE LESS THAN 0.131").
8. FOR TYPICAL SHEAR WALL INTERSECTION FRAMING DETAILS, SEE DETAIL X/SX.X.
9. WHERE WALL PIER IS 5'-0" WIDE OR LESS, MAXIMUM ANCHOR BOLT OR SILL ANCHOR SPACING SHALL BE 16" O.C.

1 TYPICAL SHEAR WALL FRAMING DETAILS AND SCHEDULE

3 / 4 " = 1 ' - 0 "

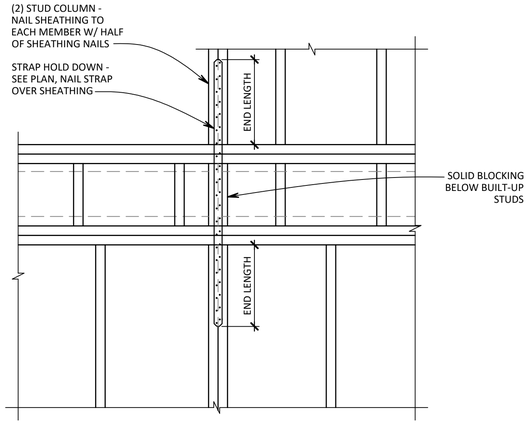




VIEW A-A

2 TYPICAL HOLDOWN CONNECTION DETAIL

1 1 / 2 " = 1 ' - 0 "



3 SHEAR WALL FRAMING DETAIL

1 " = 1 ' - 0 "

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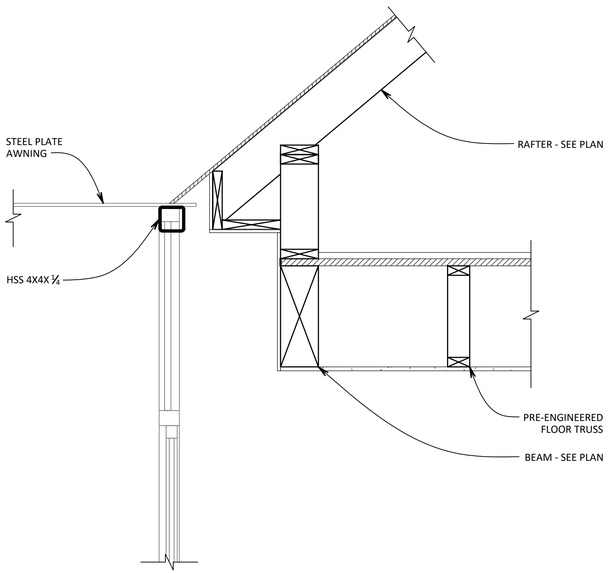
TYPICAL SHEAR WALL DETAILS

DRAWN BY: GF CONTACT: HEO
CHECKED BY: DA JOB #: 20.186

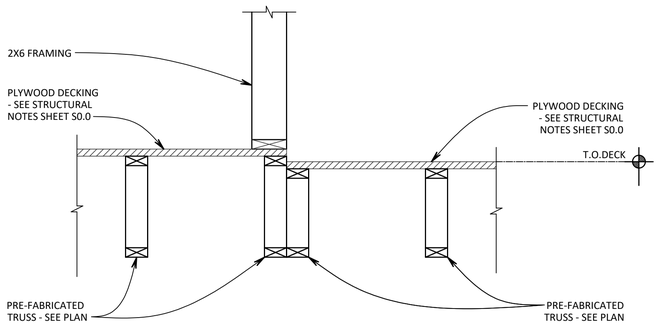
S5.2

OF 24 SHEETS



1 FRAMING DETAIL

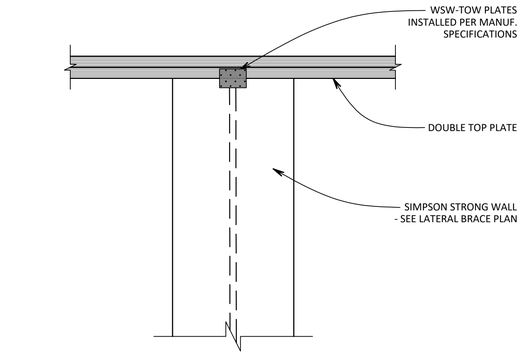
1 " = 1 ' - 0 "



2 FRAMING DETAIL

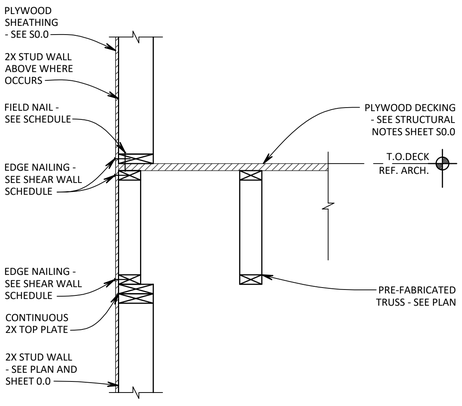
1 " = 1 ' - 0 "

NOTE: FLOOR FRAMING NOT SHOWN FOR CLARITY.



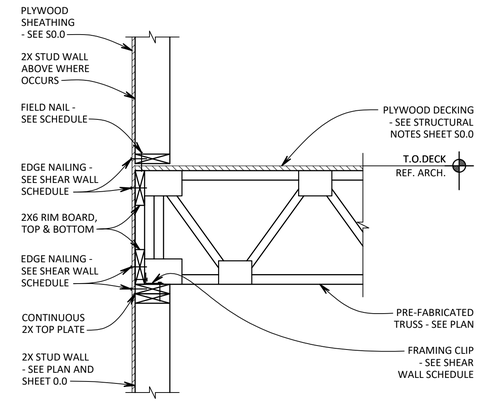
3 TYPICAL WOOD STRONG WALL DETAIL

1 " = 1 ' - 0 "



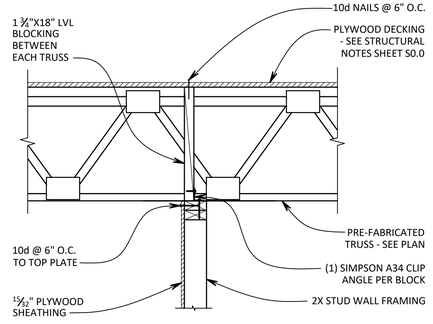
4 TRUSSES PARALLEL TO STUD WALL

1" = 1' - 0"



5 TRUSSES PERPENDICULAR TO STUD WALL

1" = 1' - 0"



6 INTERIOR BRACED WALL @ PERPENDICULAR JOIST

1 " = 1 ' - 0 "

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WOOD DETAILS

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S5.3

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